

A.R.A. Consultants

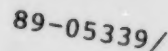
A Report to

The Ontario
Ministry of Housing

Speculation:
Perceptions and
Analysis of House
Prices in
Metropolitan Toronto

Volume II

July 1988



METROPOLITAN TORONTO
YORK DIVISION

Delivery area and forward sortation areas

POSTAL CODES
CANADA POST
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APPENDIX A

Multiple Transaction Summaries

Broken down by FSA

and Residence Type



MINISTRY OF HOUSING
Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M1

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M1B	3287	66.4%	26.0%	7.7%	666	48.6%	38.4%	12.9%	359	62.1%	31.2%	6.7%
M1C	1582	75.9%	19.8%	4.3%	57	56.1%	38.6%	5.3%	1	100.0%	0.0%	0.0%
M1E	1661	72.5%	22.4%	5.1%	990	48.2%	41.7%	10.1%	347	69.5%	23.3%	7.2%
M1G	1105	70.3%	23.6%	6.1%	86	47.7%	45.3%	7.0%	1	100.0%	0.0%	0.0%
M1H	714	72.5%	22.7%	4.8%	4	100.0%	0.0%	0.0%	16	87.5%	12.5%	0.0%
M1J	874	71.4%	22.5%	6.1%	115	55.7%	33.9%	10.4%	273	54.2%	33.0%	12.8%
M1K	1801	65.8%	25.7%	8.6%	77	58.4%	41.6%	0.0%	430	47.7%	36.5%	15.8%
M1L	1191	66.0%	24.7%	9.3%	22	63.6%	36.4%	0.0%	1	100.0%	0.0%	0.0%
M1M	970	70.9%	22.9%	6.2%	170	48.2%	30.6%	21.2%	184	62.0%	25.0%	13.0%
M1N	1762	61.4%	26.6%	12.0%	10	100.0%	0.0%	0.0%	4	100.0%	0.0%	0.0%
M1P	962	72.7%	21.4%	5.9%	273	50.5%	37.4%	12.1%	582	42.8%	33.0%	24.2%
M1R	1216	71.0%	23.4%	5.6%	41	58.5%	19.5%	22.0%	30	60.0%	30.0%	10.0%
M1S	1940	70.2%	24.6%	5.2%	166	62.0%	33.7%	4.2%	265	57.7%	31.7%	10.6%
M1T	939	74.5%	21.5%	3.9%	532	49.8%	36.5%	13.7%	330	56.7%	28.5%	14.8%
M1V	3342	71.6%	22.5%	5.9%	430	51.6%	38.8%	9.5%	194	63.4%	30.4%	6.2%
M1W	2100	74.3%	21.0%	4.7%	1254	52.2%	32.9%	15.0%	1090	62.8%	28.6%	8.5%
M1X	1	100.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	25447	70.1%	23.5%	6.5%	4894	51.1%	36.8%	12.1%	4107	57.6%	30.1%	12.2%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M2

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M2H	1413	74.6%	22.1%	3.3%	856	61.9%	28.9%	9.2%	389	70.7%	23.9%	5.4%
M2J	1421	76.5%	20.0%	3.5%	1095	58.3%	31.8%	10.0%	1143	59.8%	30.6%	9.5%
M2K	604	72.8%	22.5%	4.6%	22	90.9%	9.1%	0.0%	4	75.0%	25.0%	0.0%
M2L	656	69.2%	24.2%	6.6%	78	71.8%	24.4%	3.8%	89	98.9%	1.1%	0.0%
M2M	1325	68.7%	19.8%	11.5%	40	62.5%	32.5%	5.0%	231	70.6%	26.0%	3.5%
M2N	2008	62.2%	27.0%	10.9%	97	70.1%	23.7%	6.2%	747	76.8%	19.9%	3.2%
M2P	382	74.1%	18.6%	7.3%	68	61.8%	38.2%	0.0%	0	0.0%	0.0%	0.0%
M2R	1045	70.3%	22.8%	6.9%	361	58.2%	28.8%	13.0%	267	71.5%	23.2%	5.2%
TOTAL	8854	70.1%	22.6%	7.2%	2617	60.7%	29.9%	9.4%	2870	68.9%	24.9%	6.1%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M3a

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M3A	811	76.9%	20.0%	3.1%	158	66.5%	25.3%	8.2%	220	67.7%	25.9%	6.4%
M3B	626	71.9%	22.0%	6.1%	63	63.5%	27.0%	9.5%	35	100.0%	0.0%	0.0%
M3C	201	66.7%	26.9%	6.5%	161	63.4%	31.7%	5.0%	1659	60.3%	29.2%	10.4%
TOTAL	1638	73.7%	21.6%	4.6%	382	64.7%	28.3%	7.1%	1914	61.9%	28.3%	9.8%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M3b

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M3H	1252	69.6%	22.4%	8.0%	27	85.2%	14.8%	0.0%	22	72.7%	13.6%	13.6%
M3J	429	79.5%	18.2%	2.3%	234	53.8%	33.8%	12.4%	401	64.6%	27.4%	8.0%
M3K	216	81.9%	16.7%	1.4%	1	100.0%	0.0%	0.0%	5	100.0%	0.0%	0.0%
M3L	475	82.1%	16.0%	1.9%	82	68.3%	28.0%	3.7%	95	57.9%	32.6%	9.5%
M3M	475	76.4%	19.6%	4.0%	70	70.0%	22.9%	7.1%	26	92.3%	7.7%	0.0%
M3N	840	78.8%	19.3%	1.9%	789	41.6%	33.5%	25.0%	1008	42.5%	31.7%	25.8%
TOTAL	3687	76.1%	19.7%	4.3%	1203	48.5%	32.1%	19.5%	1557	50.5%	29.9%	19.5%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M4

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M4A	232	83.2%	16.8%	0.0%	35	77.1%	22.9%	0.0%	132	60.6%	32.6%	6.8%
M4B	750	68.3%	25.6%	6.1%	18	44.4%	55.6%	0.0%	8	87.5%	12.5%	0.0%
M4C	3234	55.3%	29.3%	15.4%	37	48.6%	21.6%	29.7%	566	57.6%	30.4%	12.0%
M4E	2334	57.5%	30.2%	12.3%	13	69.2%	30.8%	0.0%	37	54.1%	29.7%	16.2%
M4G	895	71.7%	23.5%	4.8%	1	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
M4H	3	100.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
M4J	3381	58.2%	28.3%	13.5%	4	100.0%	0.0%	0.0%	6	66.7%	0.0%	33.3%
M4K	2192	59.9%	28.0%	12.1%	22	45.5%	40.9%	13.6%	59	64.4%	30.5%	5.1%
M4L	3401	50.5%	32.5%	17.0%	137	31.4%	48.2%	20.4%	31	58.1%	12.9%	29.0%
M4M	2457	46.7%	32.8%	20.5%	134	61.2%	34.3%	4.5%	1	100.0%	0.0%	0.0%
M4N	946	66.5%	27.1%	6.4%	15	46.7%	53.3%	0.0%	72	65.3%	34.7%	0.0%
M4P	495	62.2%	26.7%	11.1%	15	73.3%	26.7%	0.0%	12	83.3%	16.7%	0.0%
M4R	656	65.4%	27.3%	7.3%	1	100.0%	0.0%	0.0%	2	100.0%	0.0%	0.0%
M4S	1194	61.5%	29.2%	9.3%	3	100.0%	0.0%	0.0%	7	42.9%	0.0%	57.1%
M4T	504	66.3%	29.4%	4.4%	26	88.5%	11.5%	0.0%	51	90.2%	9.8%	0.0%
M4V	733	61.8%	28.2%	10.0%	53	77.4%	17.0%	5.7%	214	78.5%	17.8%	3.7%
M4W	578	65.4%	25.8%	8.8%	41	56.1%	36.6%	7.3%	238	64.7%	30.3%	5.0%
M4X	414	61.8%	28.5%	9.7%	13	61.5%	38.5%	0.0%	3	100.0%	0.0%	0.0%
M4Y	127	60.6%	19.7%	19.7%	15	93.3%	6.7%	0.0%	459	78.6%	14.2%	7.2%
TOTAL	24526	58.0%	29.1%	12.9%	584	57.2%	33.6%	9.2%	1898	67.9%	24.0%	8.1%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M5

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M5A	813	54.9%	33.2%	11.9%	49	49.0%	40.8%	10.2%	110	71.8%	23.6%	4.5%
M5B	83	63.9%	21.7%	14.5%	25	72.0%	20.0%	8.0%	310	75.8%	20.3%	3.9%
M5C	9	100.0%	0.0%	0.0%	7	42.9%	57.1%	0.0%	55	81.8%	18.2%	0.0%
M5E	6	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%	279	73.5%	19.7%	6.8%
M5G	21	90.5%	9.5%	0.0%	3	100.0%	0.0%	0.0%	5	100.0%	0.0%	0.0%
M5H	16	87.5%	12.5%	0.0%	4	100.0%	0.0%	0.0%	6	100.0%	0.0%	0.0%
M5J	8	100.0%	0.0%	0.0%	5	80.0%	20.0%	0.0%	684	57.3%	31.1%	11.5%
M5L	1	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
M5M	1958	62.5%	26.8%	10.7%	32	75.0%	25.0%	0.0%	52	61.5%	38.5%	0.0%
M5N	815	69.7%	22.9%	7.4%	0	0.0%	0.0%	0.0%	15	33.3%	13.3%	53.3%
M5P	849	70.2%	24.1%	5.7%	16	87.5%	12.5%	0.0%	88	90.9%	4.5%	4.5%
M5R	1127	60.2%	29.1%	10.6%	34	88.2%	11.8%	0.0%	226	73.9%	19.0%	7.1%
M5S	413	60.0%	24.7%	15.3%	3	100.0%	0.0%	0.0%	171	68.4%	26.3%	5.3%
M5T	396	61.6%	27.0%	11.4%	93	87.1%	12.9%	0.0%	475	82.1%	17.3%	.6%
M5V	118	49.2%	43.2%	7.6%	0	0.0%	0.0%	0.0%	2	100.0%	0.0%	0.0%
TOTAL	6633	62.9%	27.1%	10.0%	271	76.8%	20.7%	2.6%	2478	71.0%	22.7%	6.3%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M6

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M6A	296	66.2%	24.7%	9.1%	5	100.0%	0.0%	0.0%	56	78.6%	21.4%	0.0%
M6B	789	70.3%	22.3%	7.4%	135	40.7%	34.1%	25.2%	1152	49.0%	28.6%	22.4%
M6C	1684	62.1%	27.8%	10.2%	0	0.0%	0.0%	0.0%	3	0.0%	0.0%	100.0%
M6E	3214	55.7%	31.1%	13.1%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
M6G	2226	60.5%	29.8%	9.7%	14	42.9%	0.0%	57.1%	18	77.8%	0.0%	22.2%
M6H	3176	55.0%	29.5%	15.5%	8	62.5%	37.5%	0.0%	9	77.8%	11.1%	11.1%
M6J	1602	58.9%	28.3%	12.8%	3	100.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%
M6K	1134	48.0%	32.4%	19.7%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
M6L	447	77.9%	19.5%	2.7%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
M6M	1556	63.9%	25.7%	10.3%	17	52.9%	47.1%	0.0%	637	54.9%	28.7%	16.3%
M6N	2838	57.9%	28.6%	13.5%	18	50.0%	50.0%	0.0%	267	70.0%	22.1%	7.9%
M6P	2238	55.9%	28.8%	15.3%	53	54.7%	45.3%	0.0%	214	83.2%	15.4%	1.4%
M6R	1578	53.4%	31.7%	14.9%	3	100.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%
M6S	1884	67.0%	23.6%	9.4%	40	55.0%	30.0%	15.0%	191	75.4%	18.3%	6.3%
TOTAL	24662	58.8%	28.5%	12.7%	296	49.3%	34.5%	16.2%	2549	58.5%	25.6%	15.9%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M8

Type of Residence

FSA	Single				Townhouse			Apartment Condo			
	n	One	Two	Three+	n	One	Two	n	One	Two	Three+
MBV	1638	58.1%	30.1%	11.8%	2	100.0%	0.0%	299	65.6%	25.8%	8.7%
MBW	1270	65.5%	24.3%	10.2%	15	60.0%	40.0%	295	84.1%	13.2%	2.7%
MBX	481	75.7%	21.0%	3.3%	5	60.0%	40.0%	11	45.5%	54.5%	0.0%
MBY	849	73.1%	21.3%	5.5%	0	0.0%	0.0%	0	0.0%	0.0%	0.0%
MBZ	808	73.4%	23.1%	3.5%	17	100.0%	0.0%	4	100.0%	0.0%	0.0%
TOTAL	5046	66.6%	25.2%	8.2%	39	79.5%	20.5%	609	74.4%	20.0%	5.6%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Multiple Transactions by FSA
and by Residence Type
Metro Toronto FSA Area M9

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M9A	1123	76.0%	18.1%	6.0%	16	81.3%	18.8%	0.0%	111	72.1%	27.0%	.9%
M9B	1196	78.5%	18.1%	3.4%	166	60.2%	30.7%	9.0%	268	60.1%	27.6%	12.3%
M9C	1161	75.9%	20.8%	3.4%	257	73.9%	25.3%	.8%	1206	64.8%	29.3%	5.9%
M9L	501	75.4%	19.8%	4.8%	15	66.7%	33.3%	0.0%	199	53.8%	31.7%	14.6%
M9M	711	73.3%	21.1%	5.6%	20	25.0%	60.0%	15.0%	253	33.2%	40.3%	26.5%
M9N	734	70.0%	25.3%	4.6%	2	100.0%	0.0%	0.0%	24	83.3%	16.7%	0.0%
M9P	633	70.3%	24.3%	5.4%	68	83.8%	11.8%	4.4%	186	73.1%	17.7%	9.1%
M9R	800	80.6%	16.6%	2.8%	43	48.8%	34.9%	16.3%	991	56.0%	32.6%	11.4%
M9V	1835	72.3%	22.9%	4.8%	719	48.5%	35.7%	15.7%	232	47.0%	35.3%	17.7%
M9W	1238	76.4%	20.7%	2.9%	56	44.6%	32.1%	23.2%	48	79.2%	14.6%	6.3%
TOTAL	9932	75.0%	20.7%	4.3%	1362	56.7%	31.9%	11.5%	3518	58.9%	30.4%	10.7%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by FSA
and by Residence Type
Metro Toronto - All FSA Areas

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M1	25447	70.1%	23.5%	6.5%	4894	51.1%	36.8%	12.1%	4107	57.6%	30.1%	12.2%
M2	8854	70.1%	22.6%	7.2%	2617	60.7%	29.9%	9.4%	2870	68.9%	24.9%	6.1%
M3a	1638	73.7%	21.6%	4.6%	382	64.7%	28.3%	7.1%	1914	61.9%	28.3%	9.8%
M3b	3687	76.1%	19.7%	4.3%	1203	48.5%	32.1%	19.5%	1557	50.5%	29.9%	19.5%
M4	24526	58.0%	29.1%	12.9%	584	57.2%	33.6%	9.2%	1898	67.9%	24.0%	8.1%
M5	6633	62.9%	27.1%	10.0%	271	76.8%	20.7%	2.6%	2478	71.0%	22.7%	6.3%
M6	24662	58.8%	28.5%	12.7%	296	49.3%	34.5%	16.2%	2549	58.5%	25.6%	15.9%
M8	5046	66.6%	25.2%	8.2%	39	79.5%	20.5%	0.0%	609	74.4%	20.0%	5.6%
M9	9932	75.0%	20.7%	4.3%	1362	56.7%	31.9%	11.5%	3518	58.9%	30.4%	10.7%
TOTAL	110425	65.0%	25.7%	9.3%	11648	55.0%	33.3%	11.7%	21500	62.2%	27.1%	10.7%

All Transactions Between 1985 - 1987

APPENDIX B

Average Sales Price Summaries

Broken down by FSA

Residence Type and

Activity Level



MINISTRY OF HOUSING

**Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto - All FSA Areas**

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M1	23725	139438	133641	130881	4759	95429	96036	95478	3900	90017	87669	78445
M2	8002	209061	207639	198344	2533	111536	112594	107780	2715	132987	116102	107805
M3a	1437	252701	259264	244925	369	101906	101251	102528	1824	96911	83059	84966
M3b	3317	152281	148872	150640	1174	84492	80147	79314	1502	73379	69727	66828
M4	22342	176252	159318	138357	556	145392	129643	108644	1784	130448	118872	98155
M5	5876	250215	231340	216694	259	173606	150914	130233	2358	193029	191038	210695
M6	22642	140017	137161	131892	284	94480	106797	71841	2405	88743	76959	61239
M8	4518	149847	141129	135872	37	117683	126707	.	449	155846	175542	175425
M9	8989	165572	154308	166501	1320	98518	94604	84100	3346	90887	83891	79847
TOTAL	100848	164535	156152	148791	11291	102781	101386	95996	20283	112138	104545	99547

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M1

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M1B	3141	121863	118333	118877	654	103647	98118	95125	353	96570	100092	97832
M1C	1442	165022	154152	183969	56	92486	100256	114667	1	61000	.	.
M1E	1540	141254	133060	128867	960	88415	89175	90078	284	74426	87396	90757
M1G	1027	130887	129101	125692	85	96387	94401	94060	0	.	.	.
M1H	668	135321	136063	127139	3	120967	.	.	16	98881	110250	.
M1J	797	138765	134588	134500	110	90458	92644	84200	261	75674	73759	69247
M1K	1654	123314	121622	122635	76	71470	72228	.	423	64245	72550	72782
M1L	1108	114498	112222	114434	20	109000	110169	.	1	107300	.	.
M1M	878	148846	146634	138354	160	86975	80548	84911	176	68001	73758	76819
M1N	1635	131183	127653	122064	8	150313	.	.	4	167375	.	.
M1P	870	130232	125368	144226	270	95014	96803	87436	560	68269	73236	69470
M1R	1091	127955	126391	132635	40	84726	96750	92867	25	80682	66602	93333
M1S	1809	154989	157428	148277	163	115392	114389	108950	249	94129	84754	83671
M1T	872	157215	149808	139656	518	91894	98516	96205	319	88875	79251	77196
M1V	3207	143892	136263	135993	412	96853	98692	103095	186	97223	106060	92543
M1W	1985	156694	151472	137357	1223	96964	100306	99812	1042	112819	106394	88185
M1X	1	122000	.	.	1	87750	.	.	0	.	.	.
TOTAL	23725	139438	133641	130881	4759	95429	96036	95478	3900	90017	87669	78445

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M2

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M2H	1310	168684	164353	146206	832	106394	109541	104547	364	161587	131395	153430
M2J	1313	168756	177611	175988	1058	98335	104438	100098	1080	96266	92515	86071
M2K	543	251890	242930	253030	21	198879	275000	.	3	189000	322500	.
M2L	560	395682	407869	410028	77	190950	182726	175786	89	140394	245000	.
M2M	1177	200179	194610	175389	38	106187	96762	108450	214	94654	96507	107457
M2N	1797	202868	200517	188377	94	153272	145116	124608	729	174721	165499	175315
M2P	345	317641	299810	349065	67	127889	127580	.	0	.	.	.
M2R	957	172937	161676	145009	346	118556	122127	124628	236	119820	120122	105845
TOTAL	8002	209061	207639	198344	2533	111536	112594	107780	2715	132987	116102	107805

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Average Sales Price by FSA
 Residence Type and Activity Level
 Metro Toronto FSA Area M3a

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M3A	741	172610	165439	143204	154	85556	95074	101177	209	89419	87203	91754
M3B	520	333049	367334	334556	60	153395	141919	132533	32	162952	.	.
M3C	176	374691	305791	233429	155	98397	93868	82219	1583	95822	82583	84428
TOTAL	1437	252701	259264	244925	369	101906	101251	102528	1824	96911	83059	84966

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M3b**

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M3H	1097	179642	175096	162520	26	124926	125000	.	18	150238	126500	.
M3J	391	149497	142109	115413	225	92216	88370	96281	384	83112	85829	86622
M3K	186	139697	136641	95800	1	83000	.	.	4	132068	.	.
M3L	435	134731	123935	127572	77	92634	90876	101500	91	96480	91753	85714
M3M	420	149641	132588	143561	68	88914	80133	84200	26	114973	130370	.
M3N	788	134738	131064	124927	777	76778	76267	76598	979	58646	61437	63790
TOTAL	3317	152281	148872	150640	1174	84492	80147	79314	1502	73379	69727	66828

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M4

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M4A	199	161449	150259	.	33	83188	75514	.	129	80631	85698	99000
M4B	676	144014	136294	144655	18	98063	108625	.	8	113286	105000	.
M4C	2993	109847	110342	99801	36	94247	88163	82243	544	78633	76511	78178
M4E	2136	164535	147232	135611	11	155588	145167	.	35	97440	141145	120500
M4G	783	209761	195278	225163	1	284500	.	.	0	.	.	.
M4H	3	229667	.	.	1	130000	.	.	0	.	.	.
M4J	3107	116742	119317	113108	4	95625	.	.	6	75750	.	73500
M4K	2017	153350	156336	147673	22	106045	129233	123667	55	95285	117578	114000
M4L	3167	121141	120788	112798	130	97668	106320	106503	30	56399	34567	46917
M4M	2312	112724	110507	108248	131	97872	103163	84083	1	125000	.	.
M4N	834	336325	338337	247187	15	212582	182775	.	66	257822	270400	.
M4P	441	200205	208203	178799	15	226700	192325	.	12	172700	116000	.
M4R	581	266013	232594	231719	1	124000	.	.	2	135750	.	.
M4S	1029	184485	182838	175753	2	206750	.	.	7	243000	.	90750
M4T	446	334711	337308	391444	23	216357	254500	.	45	455725	444640	.
M4V	644	411319	331330	420289	51	181132	178144	114667	187	217563	220604	151538
M4W	483	531877	488373	483195	36	343944	269173	310600	209	203676	139759	179780
M4X	382	223572	201565	196346	12	238571	221200	.	3	203100	.	.
M4Y	109	226339	281541	254835	14	132154	89000	.	445	76385	108557	113233
TOTAL	22342	176252	159318	138357	556	145392	129643	108644	1784	130448	118872	98155

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M5

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M5A	755	186455	178717	153610	47	148116	123476	105100	109	238330	130260	210490
M5B	74	191688	226456	170939	22	149988	193875	180500	302	148234	158444	146545
M5C	8	182875	.	.	6	83467	92133	.	55	161905	176740	.
M5E	6	200267	.	.	0	.	.	.	268	216553	210744	291031
M5G	20	220577	154500	.	3	247701	.	.	5	142408	.	.
M5H	15	175896	1956000	.	4	133675	.	.	6	145250	.	.
M5J	7	189614	.	.	5	349000	128500	.	626	209146	197930	211491
M5L	1	150000	.	.	0	.	.	.	0	.	.	.
M5M	1749	188268	186420	186234	31	207002	204350	.	51	132813	156368	.
M5N	704	298223	269715	241268	0	.	.	.	15	177200	94000	112813
M5P	738	415493	362872	470779	14	203904	235000	.	82	221002	248100	81500
M5R	984	290565	285962	259950	34	239823	190000	.	212	271136	244095	192122
M5S	369	183700	181038	188192	3	336183	.	.	160	281961	269081	376286
M5T	341	175992	181866	156899	90	133433	144891	.	465	128609	148713	79767
M5V	105	192438	127795	140571	0	.	.	.	2	390000	.	.
TOTAL	5876	250215	231340	216694	259	173606	150914	130233	2358	193029	191038	210695

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M6

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M6A	268	179838	141158	160938	4	112500	.	.	50	102186	115640	.
M6B	706	190062	168445	171102	131	62925	62148	58489	1122	71092	60641	47883
M6C	1548	168228	155408	146384	0	.	.	.	3	.	.	98967
M6E	3032	113212	116349	120667	0	.	.	.	0	.	.	.
M6G	2039	147330	154966	143706	11	109100	.	97500	18	46872	.	81075
M6H	2953	131130	132745	132923	8	147200	79667	.	9	107814	171000	75000
M6J	1456	134237	137454	135414	3	53583	.	.	1	68500	.	.
M6K	1052	134672	150271	140368	0	.	.	.	0	.	.	.
M6L	392	166006	161173	173175	0	.	.	.	0	.	.	.
M6M	1448	120320	116505	107397	17	69500	60038	.	614	78095	76302	74914
M6N	2652	107574	102462	101752	18	101878	108822	.	245	112103	112391	119181
M6P	2052	146472	144972	133899	51	126577	190474	.	163	138999	151737	139333
M6R	1426	166306	164600	161636	3	73000	.	.	1	74500	.	.
M6S	1618	169563	163450	140718	38	128300	154008	126500	179	108905	97401	100075
TOTAL	22642	140017	137161	131892	284	94480	106797	71841	2405	88743	76959	61239

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M8**

Type of Residence

FSA	Single				Townhouse			Apartment Condo			
	n	One	Two	Three+	n	One	Two	n	One	Two	Three+
MBV	1500	122813	124544	133103	2	116000	.	255	210065	208388	202938
MBW	1133	129085	124304	135428	14	74343	105390	179	79350	102515	86006
MBX	421	264637	272169	191656	5	262000	180000	11	319000	249375	.
MBY	747	159928	145643	148577	0	.	.	0	.	.	.
MBZ	717	143358	140431	112888	16	115213	.	4	353750	.	.
TOTAL	4518	149847	141129	135872	37	117683	126707	449	155846	175542	175425

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Average Sales Price by FSA
Residence Type and Activity Level
Metro Toronto FSA Area M9**

Type of Residence

FSA	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
M9A	970	274149	248853	255963	16	128608	144167	.	99	130837	118998	128500
M9B	1047	173880	161222	154610	161	107064	111928	95846	256	84988	88245	87281
M9C	1055	166333	164715	204835	247	107615	119350	73500	1130	94414	93863	93281
M9L	460	138914	136967	134389	15	76500	67280	.	192	76212	77443	76930
M9M	657	132012	127712	142201	19	67300	77429	80400	246	58877	61214	62510
M9N	657	131919	133550	140626	2	109750	.	.	23	94005	99416	.
M9P	556	184946	151464	190683	65	136925	122375	120000	172	166424	156857	159454
M9R	708	166711	162054	159994	39	76835	67680	59163	956	74512	74069	73581
M9V	1737	141629	137409	135534	701	87276	86594	84304	225	73996	68820	69669
M9W	1142	135797	133767	137228	55	80789	96139	74962	47	98303	118250	116000
TOTAL	8989	165572	154308	166501	1320	98518	94604	84100	3346	90887	83891	79847

All Transactions Between 1985 - 1987

APPENDIX C

**Multiple Transaction Summaries
Broken down by Price Categories
and Residence Type**



MINISTRY OF HOUSING

Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M1

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	619	62.2%	30.2%	7.6%	146	45.9%	34.9%	19.2%	375	51.7%	29.1%	19.2%
50001-100000	5153	67.0%	25.4%	7.6%	2750	53.6%	35.7%	10.7%	2283	56.5%	30.8%	12.7%
100001-150000	9732	70.7%	23.1%	6.2%	1735	46.0%	40.5%	13.5%	1044	56.8%	32.1%	11.1%
150001-200000	6022	71.5%	22.7%	5.8%	124	72.6%	22.6%	4.8%	157	74.5%	24.8%	.6%
200001-300000	1979	76.5%	18.6%	4.9%	3	66.7%	33.3%	0.0%	41	73.2%	26.8%	0.0%
300001-400000	171	76.0%	21.6%	2.3%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
400001-500000	30	70.0%	23.3%	6.7%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
500001-800000	17	76.5%	11.8%	11.8%	1	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
800001-HI	2	50.0%	50.0%	0.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	23725	70.4%	23.3%	6.3%	4759	51.1%	37.0%	11.9%	3900	57.0%	30.7%	12.3%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING
Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M2

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	157	74.5%	15.3%	10.2%	51	47.1%	41.2%	11.8%	128	50.0%	35.9%	14.1%
50001-100000	480	67.5%	26.7%	5.8%	1099	64.2%	26.0%	9.7%	925	64.5%	27.7%	7.8%
100001-150000	2346	71.1%	21.6%	7.4%	994	57.9%	32.7%	9.4%	902	68.1%	26.7%	5.2%
150001-200000	1971	69.9%	22.4%	7.8%	310	54.8%	35.5%	9.7%	424	79.0%	18.4%	2.6%
200001-300000	1935	71.7%	23.2%	5.2%	76	80.3%	17.1%	2.6%	303	81.8%	15.2%	3.0%
300001-400000	611	72.3%	21.6%	6.1%	3	66.7%	33.3%	0.0%	26	65.4%	23.1%	11.5%
400001-500000	231	74.5%	16.9%	8.7%	0	0.0%	0.0%	0.0%	4	50.0%	25.0%	25.0%
500001-800000	222	70.3%	22.1%	7.7%	0	0.0%	0.0%	0.0%	3	66.7%	33.3%	0.0%
800001-HI	49	75.5%	22.4%	2.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	8002	71.0%	22.2%	6.8%	2533	60.8%	29.8%	9.4%	2715	69.2%	24.9%	5.9%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M3a

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	31	67.7%	29.0%	3.2%	19	47.4%	36.8%	15.8%	204	62.3%	28.9%	8.8%
50001-100000	121	70.2%	23.1%	6.6%	178	68.0%	25.8%	6.2%	1032	57.8%	31.6%	10.7%
100001-150000	362	75.1%	21.3%	3.6%	134	61.2%	31.3%	7.5%	409	60.4%	28.4%	11.2%
150001-200000	317	74.8%	22.1%	3.2%	34	70.6%	26.5%	2.9%	116	93.1%	6.0%	.9%
200001-300000	262	76.0%	19.8%	4.2%	4	50.0%	0.0%	50.0%	52	88.5%	7.7%	3.8%
300001-400000	163	77.9%	17.8%	4.3%	0	0.0%	0.0%	0.0%	11	72.7%	27.3%	0.0%
400001-500000	75	76.0%	22.7%	1.3%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
500001-800000	65	69.2%	23.1%	7.7%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
800001-HI	41	65.9%	31.7%	2.4%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	1437	74.5%	21.6%	4.0%	369	64.5%	28.2%	7.3%	1824	62.1%	28.2%	9.7%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M3b**

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	76	68.4%	27.6%	3.9%	203	38.9%	36.5%	24.6%	479	49.3%	29.9%	20.9%
50001-100000	458	72.7%	22.7%	4.6%	626	50.8%	31.6%	17.6%	780	47.4%	31.7%	20.9%
100001-150000	1412	78.8%	16.9%	4.4%	318	49.4%	29.9%	20.8%	231	62.3%	26.0%	11.7%
150001-200000	857	75.8%	20.8%	3.4%	26	61.5%	30.8%	7.7%	7	85.7%	14.3%	0.0%
200001-300000	445	80.9%	14.4%	4.7%	1	100.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%
300001-400000	44	84.1%	9.1%	6.8%	0	0.0%	0.0%	0.0%	3	100.0%	0.0%	0.0%
400001-500000	15	66.7%	26.7%	6.7%	0	0.0%	0.0%	0.0%	1	0.0%	0.0%	100.0%
500001-800000	5	100.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
800001-HI	5	60.0%	40.0%	0.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	3317	77.2%	18.5%	4.2%	1174	48.6%	31.9%	19.4%	1502	50.6%	30.0%	19.4%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M4**

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	773	52.3%	30.1%	17.6%	27	44.4%	37.0%	18.5%	371	75.5%	18.9%	5.7%
50001-100000	5991	53.5%	29.6%	16.8%	171	56.7%	32.2%	11.1%	614	61.4%	27.7%	10.9%
100001-150000	6801	56.1%	30.1%	13.8%	206	51.5%	39.3%	9.2%	343	64.1%	25.1%	10.8%
150001-200000	3887	59.3%	30.2%	10.4%	63	68.3%	27.0%	4.8%	147	73.5%	19.7%	6.8%
200001-300000	2829	63.1%	28.0%	8.9%	68	66.2%	29.4%	4.4%	213	72.8%	23.9%	3.3%
300001-400000	980	67.3%	26.7%	5.9%	17	64.7%	29.4%	5.9%	54	79.6%	18.5%	1.9%
400001-500000	505	67.9%	27.3%	4.8%	1	100.0%	0.0%	0.0%	15	66.7%	33.3%	0.0%
500001-800000	437	69.1%	25.2%	5.7%	1	100.0%	0.0%	0.0%	21	85.7%	14.3%	0.0%
800001-HI	139	74.8%	14.4%	10.8%	2	100.0%	0.0%	0.0%	6	100.0%	0.0%	0.0%
TOTAL	22342	57.9%	29.3%	12.8%	556	57.2%	33.8%	9.0%	1784	68.2%	23.8%	8.0%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M5**

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	123	51.2%	37.4%	11.4%	3	66.7%	33.3%	0.0%	19	47.4%	31.6%	21.1%
50001-100000	423	53.9%	31.7%	14.4%	49	69.4%	24.5%	6.1%	329	75.7%	18.5%	5.8%
100001-150000	1217	61.0%	28.0%	11.0%	72	83.3%	16.7%	0.0%	612	73.9%	20.4%	5.7%
150001-200000	1247	65.9%	24.5%	9.5%	80	73.8%	22.5%	3.8%	616	70.5%	25.3%	4.2%
200001-300000	1526	65.1%	26.7%	8.2%	38	84.2%	15.8%	0.0%	475	68.6%	24.6%	6.7%
300001-400000	648	66.4%	27.2%	6.5%	8	87.5%	12.5%	0.0%	191	70.7%	22.5%	6.8%
400001-500000	312	69.9%	23.1%	7.1%	9	100.0%	0.0%	0.0%	64	79.7%	17.2%	3.1%
500001-800000	305	66.6%	24.3%	9.2%	0	0.0%	0.0%	0.0%	47	74.5%	12.8%	12.8%
800001-HI	75	76.0%	20.0%	4.0%	0	0.0%	0.0%	0.0%	5	80.0%	0.0%	20.0%
TOTAL	5876	63.9%	26.7%	9.3%	259	78.4%	19.3%	2.3%	2358	71.9%	22.3%	5.9%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M6**

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	827	53.9%	31.1%	15.0%	60	40.0%	36.7%	23.3%	653	40.1%	32.6%	27.3%
50001-100000	6880	58.2%	28.1%	13.7%	120	54.2%	28.3%	17.5%	1124	60.5%	23.7%	15.8%
100001-150000	7684	58.9%	28.3%	12.8%	61	55.7%	34.4%	9.8%	472	68.9%	23.7%	7.4%
150001-200000	4149	60.0%	29.3%	10.7%	30	43.3%	53.3%	3.3%	122	73.0%	21.3%	5.7%
200001-300000	2364	59.3%	28.0%	12.7%	12	33.3%	58.3%	8.3%	25	88.0%	12.0%	0.0%
300001-400000	501	62.9%	27.9%	9.2%	1	0.0%	100.0%	0.0%	8	37.5%	62.5%	0.0%
400001-500000	135	72.6%	18.5%	8.9%	0	0.0%	0.0%	0.0%	1	0.0%	100.0%	0.0%
500001-800000	88	65.9%	22.7%	11.4%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
800001-HI	14	57.1%	42.9%	0.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	22642	58.9%	28.4%	12.6%	284	49.3%	35.6%	15.1%	2405	57.4%	26.0%	16.5%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M8

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	140	62.9%	30.0%	7.1%	0	0.0%	0.0%	0.0%	18	100.0%	0.0%	0.0%
50001-100000	1160	62.8%	28.7%	8.5%	18	83.3%	16.7%	0.0%	135	79.3%	15.6%	5.2%
100001-150000	1641	66.2%	25.2%	8.5%	11	81.8%	18.2%	0.0%	96	57.3%	40.6%	2.1%
150001-200000	855	68.7%	23.3%	8.1%	6	66.7%	33.3%	0.0%	86	59.3%	24.4%	16.3%
200001-300000	529	73.5%	19.8%	6.6%	1	100.0%	0.0%	0.0%	63	50.8%	31.7%	17.5%
300001-400000	126	73.0%	19.8%	7.1%	1	100.0%	0.0%	0.0%	42	66.7%	33.3%	0.0%
400001-500000	30	66.7%	33.3%	0.0%	0	0.0%	0.0%	0.0%	8	100.0%	0.0%	0.0%
500001-800000	32	68.8%	28.1%	3.1%	0	0.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%
800001-HI	5	60.0%	40.0%	0.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	4518	66.8%	25.2%	8.0%	37	81.1%	18.9%	0.0%	449	66.8%	25.6%	7.6%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

Multiple Transactions by Price
and by Residence Type
Metro Toronto FSA Area M9

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	186	70.4%	22.6%	7.0%	79	45.6%	34.2%	20.3%	494	50.0%	35.2%	14.8%
50001-100000	1110	70.5%	25.1%	4.4%	659	54.3%	32.8%	12.9%	1858	59.2%	30.4%	10.4%
100001-150000	3372	76.4%	19.9%	3.7%	510	61.2%	29.8%	9.0%	791	59.9%	30.6%	9.5%
150001-200000	2503	74.6%	21.0%	4.5%	67	64.2%	35.8%	0.0%	139	76.3%	20.1%	3.6%
200001-300000	1352	79.5%	17.3%	3.2%	5	40.0%	60.0%	0.0%	51	80.4%	9.8%	9.8%
300001-400000	319	80.9%	15.4%	3.8%	0	0.0%	0.0%	0.0%	12	58.3%	41.7%	0.0%
400001-500000	87	87.4%	11.5%	1.1%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
500001-800000	55	81.8%	9.1%	9.1%	0	0.0%	0.0%	0.0%	1	100.0%	0.0%	0.0%
800001-HI	5	60.0%	0.0%	40.0%	0	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
TOTAL	8989	75.8%	20.2%	4.0%	1320	56.9%	32.0%	11.1%	3346	59.1%	30.4%	10.5%

All Transactions Between 1985 - 1987

MINISTRY OF HOUSING

**Multiple Transactions by Price
and by Residence Type
Metro Toronto All FSA Areas**

Type of Residence

Price	Single				Townhouse				Apartment Condo			
	n	One	Two	Three+	n	One	Two	Three+	n	One	Two	Three+
1001-50000	2,932	58.2%	29.4%	12.4%	588	43.0%	36.2%	20.7%	2,741	52.4%	29.9%	17.7%
50001-100000	21,776	60.4%	27.7%	12.0%	5,670	56.2%	32.3%	11.5%	9,080	59.1%	28.8%	12.1%
100001-150000	34,567	65.6%	25.2%	9.2%	4,041	52.8%	35.5%	11.7%	4,900	63.8%	27.7%	8.6%
150001-200000	21,808	67.1%	25.1%	7.8%	740	62.4%	31.4%	6.2%	1,814	74.7%	21.2%	4.1%
200001-300000	13,221	68.9%	23.7%	7.4%	208	72.1%	24.0%	3.8%	1,224	73.6%	21.0%	5.4%
300001-400000	3,563	69.9%	24.0%	6.1%	30	70.0%	26.7%	3.3%	347	70.3%	24.8%	4.9%
400001-500000	1,420	71.5%	22.7%	5.9%	10	100.0%	0.0%	0.0%	93	76.4%	19.4%	4.3%
500001-800000	1,226	69.3%	23.2%	7.6%	2	100.0%	0.0%	0.0%	73	78.1%	13.7%	8.2%
800001-HI	335	72.5%	20.9%	6.6%	2	100.0%	0.0%	0.0%	11	90.9%	0.0%	9.1%

All Transactions Between 1985 - 1987

APPENDIX D

**Duration of Ownership By
Type of Residence and FSA**



Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
M1	25447	94	.4%	174	.7%	213	.8%	202	.8%	602	2.4%	1065	4.2%	1301	5.1%	322	1.3%	17826	70.1%	3648	14.3%
M2	8854	55	.6%	108	1.2%	92	1.0%	74	.8%	213	2.4%	367	4.1%	363	4.1%	107	1.2%	6211	70.1%	1264	14.3%
M3A	1638	6	.4%	12	.7%	20	1.2%	8	.5%	25	1.5%	58	3.5%	66	4.0%	25	1.5%	1208	73.7%	210	12.8%
M3B	3687	14	.4%	29	.8%	33	.9%	28	.8%	81	2.2%	115	3.1%	126	3.4%	29	.8%	2804	76.1%	428	11.6%
M4	24526	175	.7%	355	1.4%	317	1.3%	299	1.2%	938	3.8%	1588	6.5%	1547	6.3%	360	1.5%	14224	58.0%	4723	19.3%
M5	6633	53	.8%	108	1.6%	66	1.0%	65	1.0%	200	3.0%	374	5.6%	359	5.4%	80	1.2%	4172	62.9%	1156	17.4%
M6	24662	170	.7%	388	1.6%	338	1.4%	349	1.4%	972	3.9%	1567	6.4%	1412	5.7%	294	1.2%	14510	58.8%	4662	18.9%
M8	5046	25	.5%	47	.9%	54	1.1%	46	.9%	155	3.1%	260	5.2%	242	4.8%	59	1.2%	3361	66.6%	797	15.8%
M9	9932	43	.4%	62	.6%	67	.7%	76	.8%	183	1.8%	348	3.5%	399	4.0%	94	.9%	7448	75.0%	1212	12.2%
TOTAL	110425	635	0.6%	1283	1.3%	1200	1.1%	1147	1.1%	3369	3.2%	5742	5.5%	5815	5.4%	1370	1.3%	71764	65.6%	18100	16.8%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
M1	4894	22	.4%	48	1.0%	46	.9%	52	1.1%	150	3.1%	326	6.7%	529	10.8%	91	1.9%	2500	51.1%	1130	23.1%
M2	2617	8	.3%	25	1.0%	28	1.1%	24	.9%	75	2.9%	154	5.9%	182	7.0%	41	1.6%	1589	60.7%	491	18.8%
M3A	382	3	.8%	1	.3%	5	1.3%	4	1.0%	7	1.8%	19	5.0%	25	6.5%	4	1.0%	247	64.7%	67	17.5%
M3B	1203	5	.4%	12	1.0%	21	1.7%	26	2.2%	67	5.6%	92	7.6%	106	8.8%	14	1.2%	583	48.5%	277	23.0%
M4	584	4	.7%	7	1.2%	10	1.7%	2	.3%	14	2.4%	41	7.0%	47	8.0%	6	1.0%	334	57.2%	116	20.4%
M5	271	0	0.0%	3	1.1%	1	.4%	0	0.0%	6	2.2%	9	3.3%	8	3.0%	3	1.1%	208	76.8%	11	12.2%
M6	296	1	.3%	4	1.4%	2	.7%	6	2.0%	14	4.7%	22	7.4%	31	10.5%	2	.7%	146	49.3%	68	23.0%
M8	39	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	2.6%	2	5.1%	1	2.6%	0	0.0%	31	79.5%	4	10.3%
M9	1362	10	.7%	11	.8%	24	1.8%	19	1.4%	39	2.9%	88	6.5%	105	7.7%	19	1.4%	772	56.7%	275	20.2%
TOTAL	11648	53	0.5%	111	1.0%	137	1.3%	133	1.3%	373	3.5%	753	6.6%	1034	9.3%	180	1.6%	6410	55.7%	2464	21.5%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
M1	4107	13	.3%	48	1.2%	59	1.4%	45	1.1%	126	3.1%	252	6.1%	325	7.9%	71	1.7%	2367	57.6%	801	19.5%
M2	2870	10	.3%	37	1.3%	30	1.0%	29	1.0%	55	1.9%	129	4.5%	132	4.6%	35	1.2%	1978	68.9%	435	15.2%
M3A	1914	4	.2%	34	1.8%	32	1.7%	32	1.7%	74	3.9%	96	5.0%	99	5.2%	14	.7%	1185	61.9%	344	18.0%
M3B	1557	11	.7%	29	1.9%	31	2.0%	21	1.3%	79	5.1%	118	7.6%	127	8.2%	18	1.2%	787	50.5%	336	21.6%
M4	1898	25	1.3%	21	1.1%	20	1.1%	18	.9%	45	2.4%	81	4.3%	95	5.0%	15	.8%	1288	67.9%	290	15.3%
M5	2478	14	.6%	28	1.1%	11	.4%	18	.7%	54	2.2%	101	4.1%	112	4.5%	34	1.4%	1760	71.0%	346	14.0%
M6	2549	10	.4%	52	2.0%	27	1.1%	37	1.5%	91	3.6%	129	5.1%	193	7.6%	48	1.9%	1490	58.5%	472	18.5%
M8	609	3	.5%	13	2.1%	5	.8%	2	.3%	16	2.6%	23	3.8%	20	3.3%	3	.5%	453	74.4%	71	11.7%
M9	3518	17	.5%	38	1.1%	55	1.6%	42	1.2%	97	2.8%	216	6.1%	242	6.9%	63	1.8%	2072	58.9%	676	19.2%
TOTAL	21500	107	0.7%	300	1.5%	270	1.4%	244	1.2%	637	3.2%	1145	5.5%	1345	6.6%	301	1.5%	13380	62.9%	3771	17.9%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence M1 FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE								
FSA																			
M1B	3287	6	.2%	.8%	.8%	30	.9%	89	2.7%	158	4.8%	213	6.5%	37	1.1%	2181	66.4%	521	15.9%
M1C	1582	7	.4%	.7%	.6%	6	.4%	32	2.0%	58	3.7%	59	3.7%	16	1.0%	1200	75.9%	184	11.6%
M1E	1661	2	.1%	.8%	.5%	5	.3%	28	1.7%	86	5.2%	71	4.3%	17	1.0%	1205	72.5%	224	13.5%
M1G	1105	5	.5%	.5%	1.1%	14	1.3%	30	2.7%	45	4.1%	46	4.2%	13	1.2%	777	70.3%	158	14.3%
M1H	714	4	.6%	.1%	.4%	8	1.1%	17	2.4%	28	3.9%	29	4.1%	10	1.4%	518	72.5%	96	13.4%
M1J	874	4	.5%	.6%	.7%	10	1.1%	19	2.2%	39	4.5%	33	3.8%	10	1.1%	624	71.4%	123	14.1%
M1K	1801	8	.4%	.9%	.9%	20	1.1%	49	2.7%	84	4.7%	98	5.4%	24	1.3%	1185	65.8%	293	16.3%
M1L	1191	11	.9%	.8%	1.1%	10	.8%	36	3.0%	61	5.1%	61	5.1%	16	1.3%	786	66.0%	188	15.8%
M1M	970	7	.7%	.9%	.4%	6	.6%	16	1.6%	37	3.8%	48	4.9%	16	1.6%	688	70.9%	139	14.3%
M1N	1762	9	.5%	.7%	1.5%	19	1.1%	72	4.1%	95	5.4%	108	6.1%	24	1.4%	1082	61.4%	315	17.9%
M1P	962	6	.6%	.4%	.7%	5	.5%	18	1.9%	43	4.5%	41	4.3%	11	1.1%	699	72.7%	128	13.3%
M1R	1216	3	.2%	.6%	1.2%	18	1.5%	23	1.9%	40	3.3%	63	5.2%	19	1.6%	863	71.0%	168	13.8%
M1S	1940	6	.3%	.9%	.8%	9	.5%	45	2.3%	74	3.8%	108	5.6%	21	1.1%	1362	70.2%	282	14.5%
M1T	939	4	.4%	.5%	.7%	5	.5%	16	1.7%	31	3.3%	42	4.5%	8	.9%	700	74.5%	121	12.9%
M1V	3342	3	.1%	.7%	.7%	27	.8%	65	1.9%	118	3.5%	183	5.5%	53	1.6%	2394	71.6%	451	13.5%
M1W	2100	9	.4%	.4%	.7%	10	.5%	47	2.2%	68	3.2%	98	4.7%	27	1.3%	1561	74.3%	257	12.2%
M1X	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
TOTAL	25447	94	.4%	.7%	.8%	202	.8%	602	2.4%	1065	4.2%	1301	5.1%	322	1.3%	17826	70.1%	3648	14.3%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M1 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL											
										MULTIPLE	SALE										
FSA	666	6	.9%	6	.9%	5	.8%	11	1.7%	27	4.1%	51	7.7%	68	10.2%	11	1.7%	324	48.6%	157	23.6%
M1B	57	1	1.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	8	14.0%	2	3.5%	1	1.8%	32	56.1%	13	22.8%
M1C	990	6	.6%	9	.9%	4	.4%	13	1.3%	23	2.3%	61	6.2%	139	14.0%	11	1.1%	477	48.2%	247	24.9%
M1E	86	0	0.0%	0	0.0%	1	1.2%	2	2.3%	1	1.2%	8	9.3%	7	8.1%	4	4.7%	41	47.7%	22	25.6%
M1G	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	100.0%	0	0.0%
M1H	115	0	0.0%	2	1.7%	0	0.0%	1	.9%	2	1.7%	5	4.3%	13	11.3%	2	1.7%	64	55.7%	26	22.6%
M1J	77	0	0.0%	0	0.0%	1	1.3%	1	1.3%	1	1.3%	2	2.6%	8	10.4%	3	3.9%	45	58.4%	16	20.8%
M1K	22	0	0.0%	0	0.0%	1	4.5%	0	0.0%	1	4.5%	1	4.5%	0	0.0%	1	4.5%	14	63.6%	4	18.2%
M1L	170	1	.6%	0	0.0%	0	0.0%	1	.6%	9	5.3%	10	5.9%	21	12.4%	5	2.9%	82	48.2%	41	24.1%
M1M	10	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	100.0%	0	0.0%
M1N	273	1	.4%	2	.7%	3	1.1%	0	0.0%	13	4.8%	19	7.0%	24	8.8%	10	3.7%	138	50.5%	63	23.1%
M1P	41	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	4.9%	1	2.4%	7	17.1%	0	0.0%	24	58.5%	7	17.1%
M1R	166	0	0.0%	1	.6%	3	1.8%	1	.6%	0	0.0%	7	4.2%	14	8.4%	6	3.6%	103	62.0%	31	18.7%
M1S	532	2	.4%	4	.8%	3	.6%	7	1.3%	21	3.9%	38	7.1%	57	10.7%	12	2.3%	265	49.8%	123	23.1%
M1T	430	1	.2%	4	.9%	5	1.2%	3	.7%	18	4.2%	33	7.7%	36	8.4%	7	1.6%	222	51.6%	101	23.5%
M1V	1254	4	.3%	20	1.6%	20	1.6%	12	1.0%	32	2.6%	82	6.5%	133	10.6%	18	1.4%	654	52.2%	279	22.2%
M1W	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
M1X																					
TOTAL	4894	22	.4%	48	1.0%	46	.9%	52	1.1%	150	3.1%	326	6.7%	529	10.8%	91	1.9%	2500	51.1%	1130	23.1%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo MI FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA																					
MIB	359	1	.3%	2	.6%	5	1.4%	3	.8%	11	3.1%	21	5.8%	24	6.7%	6	1.7%	223	62.1%	63	17.5%
MIC	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
MIE	347	0	0.0%	2	.6%	1	.3%	3	.9%	5	1.4%	15	4.3%	25	7.2%	5	1.4%	241	69.5%	50	14.4%
MIG	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
MIH	16	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
MIJ	273	2	.7%	3	1.1%	3	1.1%	6	2.2%	15	5.5%	17	6.2%	18	6.6%	4	1.5%	148	54.2%	57	20.9%
MIK	430	1	.2%	5	1.2%	3	.7%	2	.5%	11	2.6%	26	6.0%	59	13.7%	18	4.2%	205	47.7%	100	23.3%
MIL	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
MIH	184	1	.5%	4	2.2%	3	1.6%	2	1.1%	3	1.6%	11	6.0%	13	7.1%	1	.5%	114	62.0%	32	17.4%
MIN	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	100.0%	0	0.0%
MIP	582	2	.3%	12	2.1%	15	2.6%	7	1.2%	33	5.7%	57	9.8%	50	8.6%	14	2.4%	249	42.8%	143	24.6%
MIR	30	0	0.0%	1	3.3%	1	3.3%	0	0.0%	0	0.0%	3	10.0%	1	3.3%	0	0.0%	18	60.0%	6	20.0%
MIS	265	3	1.1%	3	1.1%	2	.8%	4	1.5%	11	4.2%	13	4.9%	16	6.0%	7	2.6%	153	57.7%	53	20.0%
MIT	330	1	.3%	6	1.8%	4	1.2%	5	1.5%	10	3.0%	25	7.6%	24	7.3%	3	.9%	187	56.7%	65	19.7%
MIW	194	0	0.0%	1	.5%	6	3.1%	2	1.0%	5	2.6%	11	5.7%	9	4.6%	1	.5%	123	63.4%	36	18.6%
MIW	1090	2	.2%	9	.8%	16	1.5%	11	1.0%	22	2.0%	53	4.9%	86	7.9%	11	1.0%	685	62.8%	195	17.9%
MIX	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL	4107	13	.3%	48	1.2%	59	1.4%	45	1.1%	126	3.1%	252	6.1%	325	7.9%	71	1.7%	2367	57.6%	801	19.5%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M2 FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA																					
M2H	856	2	.2%	5	.6%	7	.8%	6	.7%	18	2.1%	50	5.8%	64	7.5%	18	2.1%	530	61.9%	156	18.2%
M2J	1095	2	.2%	10	.9%	12	1.1%	8	.7%	35	3.2%	65	5.9%	92	8.4%	16	1.5%	638	58.3%	217	19.8%
M2K	22	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	4.5%	20	90.9%	1	4.5%
M2L	78	4	5.1%	2	2.6%	1	1.3%	1	1.3%	2	2.6%	2	2.6%	0	0.0%	0	0.0%	56	71.8%	10	12.8%
M2M	40	0	0.0%	0	0.0%	0	0.0%	2	5.0%	1	2.5%	3	7.5%	1	2.5%	0	0.0%	25	62.5%	8	20.0%
M2N	97	0	0.0%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	5	5.2%	3	3.1%	2	2.1%	68	70.1%	15	15.5%
M2P	68	0	0.0%	1	1.5%	1	1.5%	0	0.0%	0	0.0%	5	7.4%	3	4.4%	2	2.9%	42	61.8%	14	20.6%
M2R	361	0	0.0%	6	1.7%	6	1.7%	6	1.7%	18	5.0%	24	6.6%	19	5.3%	2	.6%	210	58.2%	70	19.4%
TOTAL	2617	8	.3%	25	1.0%	28	1.1%	24	.9%	75	2.9%	154	5.9%	182	7.0%	41	1.6%	1589	60.7%	491	18.8%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo M2 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE							
FSA																	
M2H	3	.8%	5	1.3%	8	2.1%	15	3.9%	18	4.6%	5	1.3%	275	70.7%	54	13.9%	
M2J	1143	0	1.4%	17	1.5%	14	1.2%	81	7.1%	72	6.3%	16	1.4%	684	59.8%	219	19.2%
M2K	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	25.0%	3	75.0%	0	0.0%
M2L	89	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	88	98.9%	1	1.1%
M2M	231	0	0.0%	3	1.3%	1	.4%	10	4.3%	11	4.8%	5	2.2%	163	70.6%	34	14.7%
M2N	747	5	.7%	2	.3%	7	.9%	11	1.5%	16	2.1%	5	.7%	574	76.8%	90	12.0%
M2P	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M2R	267	2	.7%	3	1.1%	4	1.5%	8	3.0%	7	2.6%	3	1.1%	191	71.5%	37	13.9%
TOTAL	2870	10	.3%	30	1.0%	29	1.0%	55	1.9%	129	4.5%	35	1.2%	1978	68.9%	435	15.2%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M3A-M3C FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE								
FSA																			
M3A	158	1	.6%	1	.6%	2	1.3%	1	.6%	7	4.4%	12	7.6%	2	1.3%	105	66.5%	26	16.5%
M3B	63	0	0.0%	2	3.2%	1	1.6%	2	3.2%	4	6.3%	2	3.2%	1	1.6%	40	63.5%	11	17.5%
M3C	161	2	1.2%	0	0.0%	2	1.2%	1	.6%	4	2.5%	8	5.0%	11	6.8%	102	63.4%	30	18.6%
TOTAL	382	3	.8%	1	.3%	5	1.3%	4	1.0%	7	1.8%	19	5.0%	25	6.5%	247	64.7%	67	17.5%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo M3A-M3C FSA Areas

	n	SALE DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA																					
M3A	220	1	.5%	0	0.0%	4	1.8%	2	.9%	2	.9%	12	5.5%	11	5.0%	4	1.8%	149	67.7%	35	15.9%
M3B	35	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	35	100.0%	0	0.0%
M3C	1659	3	.2%	34	2.0%	28	1.7%	30	1.8%	72	4.3%	84	5.1%	88	5.3%	10	.6%	1001	60.3%	309	18.6%
TOTAL	1914	4	.2%	34	1.8%	32	1.7%	32	1.7%	74	3.9%	96	5.0%	99	5.2%	14	.7%	1185	61.9%	344	18.0%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence M3H-M3N FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA	1252	6	.5%	21	1.7%	19	1.5%	13	1.0%	42	3.4%	49	3.9%	40	3.2%	11	.9%	871	69.6%	180	14.4%
M3H	429	0	0.0%	1	.2%	1	.2%	5	1.2%	4	.9%	15	3.5%	13	3.0%	5	1.2%	341	79.5%	44	10.3%
M3J	216	1	.5%	0	0.0%	3	1.4%	3	1.4%	1	.5%	6	2.8%	3	1.4%	3	1.4%	177	81.9%	19	8.8%
M3K	475	2	.4%	1	.2%	0	0.0%	0	0.0%	6	1.3%	8	1.7%	24	5.1%	1	.2%	390	82.1%	43	9.1%
M3L	475	3	.6%	2	.4%	5	1.1%	4	.8%	15	3.2%	17	3.6%	10	2.1%	3	.6%	363	76.4%	53	11.2%
M3M	840	2	.2%	4	.5%	5	.6%	3	.4%	13	1.5%	20	2.4%	36	4.3%	6	.7%	552	78.8%	89	10.6%
TOTAL	3687	14	.4%	29	.8%	33	.9%	28	.8%	81	2.2%	115	3.1%	126	3.4%	29	.8%	2804	76.1%	428	11.6%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse K3H-K3N FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA																					
MGH	27	0	0.0%	0	0.0%	0	0.0%	2	7.4%	0	0.0%	23	85.2%	2	7.4%						
M3J	234	1	.4%	1	.4%	2	.9%	11	4.7%	21	9.0%	19	8.1%	3	1.3%	126	53.8%	48	20.5%		
MGK	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%		
M3L	82	0	0.0%	0	0.0%	0	0.0%	1	1.2%	4	4.9%	6	7.3%	2	2.4%	56	68.3%	13	15.9%		
M3M	70	0	0.0%	1	1.4%	1	1.4%	2	2.9%	2	2.9%	4	5.7%	0	0.0%	49	70.0%	11	15.7%		
M3N	789	4	.5%	9	1.1%	19	2.4%	24	3.0%	53	6.7%	63	8.0%	77	9.8%	9	1.1%	328	41.6%	203	25.7%
TOTAL	1203	5	.4%	12	1.0%	21	1.7%	26	2.2%	67	5.6%	92	7.6%	106	8.8%	14	1.2%	583	48.5%	277	23.0%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo M3H-M3N FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE					
FSA	22	0	0.0%	0	0.0%	0	0.0%	2	9.1%	0	0.0%	16	72.7%	3	13.6%
M3H															
M3J	401	2	.5%	4	1.0%	5	1.2%	1	.2%	12	3.0%	18	4.5%	26	6.5%
M3K	5	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	100.0%
M3L	95	0	0.0%	0	0.0%	1	1.1%	1	1.1%	2	2.1%	7	7.4%	10	10.5%
M3M	26	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	3.8%	0	0.0%	0	0.0%
M3N	1008	9	.9%	25	2.5%	24	2.4%	19	1.9%	64	6.3%	93	9.2%	89	8.8%
														12	1.2%
														428	42.5%
														245	24.3%
														787	50.5%
														536	21.6%
TOTAL	1557	11	.7%	29	1.9%	31	2.0%	21	1.3%	79	5.1%	118	7.6%	127	8.2%
														18	1.2%
														787	50.5%
														245	24.3%
														536	21.6%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M4 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE			
FSA													
M4A	35	0	0.0%	1	2.9%	1	2.9%	0	0.0%	27	77.1%	4	11.4%
M4B	18	0	0.0%	0	0.0%	1	5.6%	3	16.7%	8	44.4%	5	27.8%
M4C	37	1	2.7%	2	5.4%	5	13.5%	2	5.4%	18	48.6%	6	16.2%
M4E	13	0	0.0%	0	0.0%	1	7.7%	0	0.0%	9	69.2%	2	15.4%
M4G	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
M4H	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
M4J	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	100.0%	0	0.0%
M4K	22	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	45.5%	6	27.3%
M4L	137	1	.7%	2	1.5%	15	10.9%	22	16.1%	43	31.4%	44	32.1%
M4M	134	2	1.5%	2	1.5%	10	7.5%	7	5.2%	82	61.2%	25	18.7%
M4N	15	0	0.0%	0	0.0%	0	0.0%	1	6.7%	7	46.7%	4	26.7%
M4P	15	0	0.0%	0	0.0%	0	0.0%	1	6.7%	11	73.3%	2	13.3%
M4R	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
M4S	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	100.0%	0	0.0%
M4T	26	0	0.0%	0	0.0%	1	3.8%	0	0.0%	23	88.5%	2	7.7%
M4V	53	0	0.0%	2	3.8%	0	0.0%	1	1.9%	41	77.4%	6	11.3%
M4W	41	0	0.0%	0	0.0%	1	2.4%	2	3.8%	23	56.1%	9	22.0%
M4X	13	0	0.0%	0	0.0%	1	7.7%	1	7.7%	8	61.5%	3	23.1%
M4Y	15	0	0.0%	0	0.0%	0	0.0%	0	0.0%	14	93.3%	1	6.7%
TOTAL	584	4	.7%	7	1.2%	14	2.4%	47	8.0%	334	57.2%	119	20.4%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo M4 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE							
FSA																	
M4A	132	1	.8%	0	0.0%	1	.8%	12	9.1%	10	7.6%	2	1.5%	80	60.6%	25	18.9%
M4B	8	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	87.5%	1	12.5%
M4C	566	3	.5%	10	1.8%	8	1.4%	9	1.6%	18	3.2%	36	6.4%	34	6.0%	8	20.1%
M4E	37	0	0.0%	0	0.0%	0	0.0%	1	2.7%	3	8.1%	2	5.4%	0	0.0%	20	54.1%
M4G	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M4H	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M4J	6	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	16.7%	0	0.0%	4	66.7%
M4K	59	1	1.7%	0	0.0%	1	1.7%	0	0.0%	0	0.0%	2	3.4%	5	8.5%	1	1.7%
M4L	31	0	0.0%	0	0.0%	0	0.0%	1	3.2%	2	6.5%	1	3.2%	4	12.9%	0	0.0%
M4M	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%
M4N	72	0	0.0%	1	1.4%	3	4.2%	0	0.0%	2	2.8%	2	2.8%	2	2.8%	47	65.3%
M4P	12	0	0.0%	0	0.0%	1	8.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	83.3%
M4R	2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	100.0%
M4S	7	1	14.3%	2	28.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	42.9%
M4T	51	1	2.0%	0	0.0%	1	2.0%	0	0.0%	0	0.0%	1	2.0%	0	0.0%	46	90.2%
M4V	214	4	1.9%	1	.5%	1	.5%	2	.9%	1	.5%	2	.9%	12	5.6%	168	78.5%
M4W	238	13	5.5%	2	.8%	2	.8%	2	.8%	7	2.9%	7	2.9%	8	3.4%	154	64.7%
M4X	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	100.0%
M4Y	459	1	.2%	5	1.1%	2	.4%	3	.7%	11	2.4%	15	3.3%	17	3.7%	361	78.6%
TOTAL	1898	25	1.3%	21	1.1%	20	1.1%	18	.9%	45	2.4%	81	4.3%	95	5.0%	15	.8%
																1288	67.9%
																290	15.3%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence M5 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE											
FSA																					
M5A	813	8	1.0%	12	1.5%	6	.7%	9	1.1%	25	3.1%	49	6.0%	70	8.6%	20	2.5%	446	54.9%	168	20.7%
M5B	83	3	3.6%	1	1.2%	0	0.0%	2	2.4%	1	1.2%	3	3.6%	5	6.0%	1	1.2%	53	63.9%	14	16.9%
M5C	9	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	9	100.0%	0	0.0%
M5E	6	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	100.0%	0	0.0%
M5G	21	0	0.0%	0	0.0%	1	4.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	19	90.5%	1	4.8%
M5H	16	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	6.3%	0	0.0%	14	87.5%	1	6.3%
M5J	8	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	8	100.0%	0	0.0%
M5L	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%
M5M	1958	11	.6%	30	1.5%	22	1.1%	24	1.2%	54	2.8%	125	6.4%	100	5.1%	26	1.3%	1223	62.5%	343	17.5%
M5N	815	7	.9%	14	1.7%	8	1.0%	5	.6%	22	2.7%	41	5.0%	25	3.1%	5	.6%	568	69.7%	120	14.7%
M5P	849	6	.7%	9	1.1%	10	1.2%	6	.7%	22	2.6%	28	3.3%	35	4.1%	10	1.2%	596	70.2%	127	15.0%
M5R	1127	12	1.1%	24	2.1%	10	.9%	12	1.1%	42	3.7%	67	5.9%	64	5.7%	7	.6%	679	60.2%	210	18.6%
M5S	413	2	.5%	11	2.7%	4	1.0%	5	1.2%	17	4.1%	27	6.5%	21	5.1%	5	1.2%	248	60.0%	73	17.7%
M5T	396	2	.5%	3	.8%	2	.5%	2	.5%	12	3.0%	31	7.8%	23	5.8%	6	1.5%	244	61.6%	71	17.9%
M5V	118	2	1.7%	4	3.4%	3	2.5%	0	0.0%	5	4.2%	3	2.5%	15	12.7%	0	0.0%	58	49.2%	28	23.7%
TOTAL	6633	53	.8%	108	1.6%	66	1.0%	65	1.0%	200	3.0%	374	5.6%	359	5.4%	80	1.2%	4172	62.9%	1156	17.4%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M5 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE			
FSA													
MSA	49	0	0.0%	1	2.0%	0	0.0%	0	0.0%	24	49.0%	13	26.5%
MSB	25	0	0.0%	0	0.0%	1	4.0%	0	0.0%	18	72.0%	4	16.0%
MSC	7	0	0.0%	0	0.0%	0	0.0%	1	14.3%	3	42.9%	2	28.6%
MSE	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MSG	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	100.0%	0	0.0%
MSH	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	100.0%	0	0.0%
MSJ	5	0	0.0%	0	0.0%	1	20.0%	0	0.0%	4	80.0%	0	0.0%
MEL	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MSH	32	0	0.0%	1	3.1%	0	0.0%	2	6.3%	24	75.0%	4	12.5%
MSN	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MSP	16	0	0.0%	1	6.3%	0	0.0%	0	0.0%	14	87.5%	1	6.3%
MSR	34	0	0.0%	0	0.0%	0	0.0%	2	5.9%	30	88.2%	2	5.9%
MSS	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	100.0%	0	0.0%
MST	93	0	0.0%	0	0.0%	1	1.1%	2	2.2%	81	87.1%	7	7.5%
MSV	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL	271	0	0.0%	3	1.1%	1	.4%	0	0.0%	208	76.8%	33	12.2%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo M5 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE
FSA										
M5A	0	0	0	0	6	4	4	1	79	15
M5B	3	4	2	3	3	15	5	4	235	36
M5C	0	0	0	0	0	2	3	0	45	5
M5E	1	1	0	2	4	10	15	6	205	35
M5G	0	0	0	0	0	0	0	0	5	0
M5H	0	0	0	0	0	0	0	0	6	0
M5J	4	10	6	8	23	40	48	12	392	141
M5L	0	0	0	0	0	0	0	0	0	0
M5M	0	0	0	0	2	3	4	0	32	11
M5N	0	6	0	0	1	0	0	0	5	3
M5P	0	3	0	0	0	0	2	0	80	3
M5R	1	1	2	1	6	7	11	3	167	27
M5S	1	2	0	2	6	6	7	3	117	27
M5T	4	1	1	1	3	14	13	5	390	43
M5V	0	0	0	0	0	0	0	0	2	0
TOTAL	14	28	11	18	54	101	112	34	1760	346

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence H6 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE											
FSA																					
H6A	296	1	.3%	9	3.0%	6	2.0%	2	.7%	10	3.4%	11	3.7%	13	4.4%	1	.3%	196	66.2%	47	15.9%
H6B	789	5	.6%	7	.9%	9	1.1%	7	.9%	19	2.4%	36	4.6%	32	4.1%	7	.9%	555	70.3%	112	14.2%
H6C	1684	14	.8%	25	1.5%	23	1.4%	24	1.4%	61	3.6%	85	5.0%	83	4.9%	24	1.4%	1045	62.1%	300	17.8%
H6E	3214	23	.7%	42	1.3%	45	1.4%	33	1.0%	147	4.6%	238	7.4%	193	6.0%	45	1.4%	1791	55.7%	657	20.4%
H6G	2226	24	1.1%	35	1.6%	24	1.1%	32	1.4%	74	3.3%	124	5.6%	122	5.5%	30	1.3%	1347	60.5%	414	18.6%
H6H	3176	16	.5%	50	1.6%	63	2.0%	53	1.7%	146	4.6%	243	7.7%	189	6.0%	35	1.1%	1746	55.0%	635	20.0%
H6J	1602	10	.6%	33	2.1%	18	1.1%	19	1.2%	57	3.6%	97	6.1%	105	6.6%	17	1.1%	944	58.9%	302	18.9%
H6K	1134	9	.8%	18	1.6%	20	1.8%	18	1.6%	68	6.0%	98	8.6%	84	7.4%	11	1.0%	544	48.0%	264	23.3%
H6L	447	2	.4%	5	1.1%	2	.4%	4	.9%	7	1.6%	13	2.9%	14	3.1%	2	.4%	348	77.9%	50	11.2%
H6M	1556	9	.6%	19	1.2%	18	1.2%	18	1.2%	42	2.7%	87	5.6%	91	5.8%	17	1.1%	995	63.9%	260	16.7%
H6N	2838	17	.6%	49	1.7%	42	1.5%	43	1.5%	97	3.4%	181	6.4%	176	6.2%	40	1.4%	1642	57.9%	551	19.4%
H6P	2238	17	.8%	32	1.4%	40	1.8%	40	1.8%	108	4.8%	140	6.3%	132	5.9%	32	1.4%	1251	55.9%	446	19.9%
H6R	1578	9	.6%	30	1.9%	20	1.3%	28	1.8%	87	5.5%	114	7.2%	91	5.8%	21	1.3%	843	53.4%	335	21.2%
H6S	1884	14	.7%	34	1.8%	8	.4%	28	1.5%	49	2.6%	100	5.3%	87	4.6%	12	.6%	1263	67.0%	289	15.3%
TOTAL	24662	170	.7%	388	1.6%	338	1.4%	349	1.4%	972	3.9%	1567	6.4%	1412	5.7%	294	1.2%	14510	58.8%	4662	18.9%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M6 FSA Areas

	n	SAVE DAY			1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE
FSA	5	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	100.0%
M5A	135	0	0.0%	1	.7%	3	2.2%	8	5.9%	15	11.1%	55	40.7%
M5B	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M5C	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M5E	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M5G	14	0	0.0%	0	0.0%	2	14.3%	0	0.0%	1	7.1%	6	42.9%
M5H	8	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	12.5%	5	62.5%
M5J	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	100.0%
M5K	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M5L	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M5M	17	0	0.0%	1	5.9%	0	0.0%	1	5.9%	2	11.8%	9	52.9%
M5N	18	0	0.0%	0	0.0%	1	5.6%	1	5.6%	1	5.6%	9	50.0%
M5P	53	0	0.0%	1	1.9%	0	0.0%	2	3.8%	7	13.2%	29	54.7%
M5R	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	100.0%
M5S	40	1	2.5%	1	2.5%	0	0.0%	2	5.0%	3	7.5%	22	55.0%
TOTAL	296	1	.3%	4	1.4%	2	.7%	14	4.7%	31	10.5%	146	49.3%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo M6 FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE				
FSA															
M6A	56	1	1.8%	0	0.0%	0	0.0%	1	1.8%	2	3.6%	44	78.6%	6	10.7%
M6B	1152	2	.2%	33	2.9%	14	1.2%	21	1.8%	49	4.3%	76	6.6%	107	9.3%
M6C	3	0	0.0%	0	0.0%	1	33.3%	1	33.3%	0	0.0%	0	0.0%	0	0.0%
M6E	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M6G	18	0	0.0%	2	11.1%	0	0.0%	0	0.0%	1	5.6%	1	5.6%	0	0.0%
M6H	9	1	11.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	77.8%
M6J	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%
M6K	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M6L	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M6M	637	2	.3%	11	1.7%	7	1.1%	10	1.6%	33	5.2%	38	6.0%	52	8.2%
M6N	267	2	.7%	4	1.5%	1	.4%	2	.7%	4	1.5%	9	3.4%	16	6.0%
M6P	214	1	.5%	0	0.0%	2	.9%	2	.9%	2	.9%	2	.9%	6	2.8%
M6R	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
M6S	191	1	.5%	2	1.0%	1	.5%	1	.5%	2	1.0%	2	1.0%	11	5.8%
TOTAL	2549	10	.4%	52	2.0%	27	1.1%	37	1.5%	91	3.6%	129	5.1%	193	7.6%
												48	1.9%	1490	58.5%
														472	18.5%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence M8 FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA	1638	12	.7%	11	.7%	25	1.5%	18	1.1%	63	3.8%	108	6.6%	102	6.2%	28	1.7%	951	58.1%	320	19.5%
M8V	1270	4	.3%	17	1.3%	13	1.0%	10	.8%	45	3.5%	78	6.1%	56	4.4%	13	1.0%	832	65.5%	202	15.9%
M8W	481	6	1.2%	2	.4%	4	.8%	3	.6%	9	1.9%	9	1.9%	20	4.2%	5	1.0%	364	75.7%	59	12.3%
M8X	849	1	.1%	9	1.1%	3	.4%	9	1.1%	26	3.1%	31	3.7%	34	4.0%	6	.7%	621	73.1%	109	12.8%
M8Y	808	2	.2%	8	1.0%	9	1.1%	6	.7%	12	1.5%	34	4.2%	30	3.7%	7	.9%	593	73.4%	107	13.2%
M8Z																					
TOTAL	5046	25	.5%	47	.9%	54	1.1%	46	.9%	155	3.1%	260	5.2%	242	4.8%	59	1.2%	3361	66.6%	797	15.8%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse MB FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE	
FSA												
MBV	2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	100.0%	
MBW	15	0	0.0%	0	0.0%	1	6.7%	0	0.0%	9	60.0%	
MBX	5	0	0.0%	0	0.0%	0	0.0%	1	20.0%	3	60.0%	
MBY	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
MBZ	17	0	0.0%	0	0.0%	0	0.0%	0	0.0%	17	100.0%	
TOTAL	39	0	0.0%	0	0.0%	1	2.6%	1	2.6%	31	79.5%	
											4	10.3%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo MB FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE
FSA										
MBV	0	0.0%	4	1.3%	2	.7%	0	0.0%	196	65.6%
MBW	299								48	16.1%
MBX	3	1.0%	9	3.1%	3	1.0%	3	1.0%	248	84.1%
MBY	11	0	0.0%	0	0.0%	0	0.0%	0	5	45.5%
MBZ	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MBZ	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MBZ	4	0.0%	0	0.0%	0	0.0%	0	0.0%	4	100.0%
TOTAL	609	3	.5%	13	2.1%	5	.8%	2	453	74.4%
									71	11.7%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Single Residence NO FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE										
FSA																					
H9A	1123	6	.5%	14	1.2%	8	.7%	11	1.0%	26	2.3%	31	2.8%	34	3.0%	11	1.0%	853	76.0%	129	11.5%
H9B	1196	7	.6%	9	.8%	10	.8%	14	1.2%	25	2.1%	31	2.6%	25	2.1%	10	.8%	939	78.5%	126	10.5%
H9C	1161	7	.6%	8	.7%	2	.2%	3	.3%	20	1.7%	38	3.3%	51	4.4%	13	1.1%	881	75.9%	138	11.9%
H9L	501	3	.6%	4	.8%	5	1.0%	1	.2%	6	1.2%	21	4.2%	22	4.4%	3	.6%	378	75.4%	58	11.6%
H9M	711	4	.6%	3	.4%	4	.6%	5	.7%	9	1.3%	27	3.8%	36	5.1%	11	1.5%	521	73.3%	91	12.8%
H9N	734	2	.3%	1	.1%	4	.5%	7	1.0%	15	2.0%	40	5.4%	34	4.6%	11	1.5%	514	70.0%	106	14.4%
H9P	633	5	.8%	6	.9%	9	1.4%	6	.9%	15	2.4%	21	3.3%	28	4.4%	7	1.1%	445	70.3%	91	14.4%
H9R	800	1	.1%	3	.4%	1	.1%	9	1.1%	14	1.8%	20	2.5%	25	3.1%	5	.6%	645	80.6%	77	9.6%
H9V	1835	7	.4%	9	.5%	12	.7%	17	.9%	39	2.1%	79	4.3%	86	4.7%	12	.7%	1326	72.3%	248	13.5%
H9W	1238	1	.1%	5	.4%	12	1.0%	3	.2%	14	1.1%	40	3.2%	58	4.7%	11	.9%	946	76.4%	148	12.0%
TOTAL	9932	43	.4%	62	.6%	67	.7%	76	.8%	183	1.8%	348	3.5%	399	4.0%	94	.9%	7448	75.0%	1212	12.2%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Townhouse M9 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE
FSA										
M9A	0	0.0%	0	0.0%	0	0.0%	1	6.3%	13	81.3%
M9B	2	1.2%	3	1.8%	2	1.2%	8	4.8%	12	7.2%
M9C	0	0.0%	2	.8%	4	1.6%	10	3.9%	14	5.4%
M9D	15	0	0.0%	0	0.0%	1	6.7%	0	0.0%	10
M9E	20	0	0.0%	1	5.0%	2	10.0%	4	20.0%	0
M9F	2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2
M9G	68	0	0.0%	1	1.5%	3	4.4%	1	1.5%	57
M9H	43	1	2.3%	0	0.0%	4	9.3%	2	4.7%	21
M9I	719	6	.8%	17	2.4%	58	8.1%	64	8.9%	349
M9J	56	1	1.8%	1	1.8%	6	10.7%	4	7.1%	25
TOTAL	1362	10	.7%	24	1.8%	88	6.5%	105	7.7%	772
										56.7%
										275
										20.2%

All Transactions between 1985 and 1987

Ministry of Housing
Percent Transactions by Time of Ownership

Apartment Condo H9 FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS	NO RESALE	INITIAL MULTIPLE SALE											
FSA																					
M9A	2	1.8%	4	3.6%	1	.9%	3	2.7%	2	1.8%	4	3.6%	0	0.0%	80	72.1%	14	12.6%			
M9B	1	.4%	0	0.0%	2	.7%	5	1.9%	9	3.4%	19	7.1%	16	6.0%	6	2.2%	161	60.1%	49	18.3%	
M9C	6	.5%	9	.7%	12	1.0%	11	.9%	23	1.9%	63	5.2%	74	6.1%	22	1.8%	782	64.8%	204	16.9%	
M9L	1	.5%	2	1.0%	3	1.5%	5	2.5%	4	2.0%	12	6.0%	15	7.5%	7	3.5%	107	53.8%	43	21.6%	
M9M	1	.4%	7	2.8%	10	4.0%	1	.4%	12	4.7%	27	10.7%	35	13.8%	4	1.6%	84	33.2%	72	28.5%	
M9N	24	0	0.0%	1	4.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20	83.3%	3	12.5%		
M9P	2	1.1%	2	1.1%	0	0.0%	1	.5%	5	2.7%	2	1.1%	11	5.9%	4	2.2%	136	73.1%	23	12.4%	
M9R	4	.4%	11	1.1%	23	2.3%	13	1.3%	24	2.4%	67	6.8%	71	7.2%	17	1.7%	555	56.0%	206	20.8%	
M9V	232	0	0.0%	2	.9%	2	.9%	5	2.2%	17	7.3%	23	9.9%	15	6.5%	2	.9%	109	47.0%	57	24.6%
M9W	48	0	0.0%	0	0.0%	2	4.2%	0	0.0%	0	0.0%	1	2.1%	1	2.1%	1	2.1%	38	79.2%	5	10.4%
TOTAL	3518	17	.5%	38	1.1%	55	1.6%	42	1.2%	97	2.8%	216	6.1%	242	6.9%	63	1.8%	2072	58.9%	676	19.2%

All Transactions between 1985 and 1987

APPENDIX E

**Duration of Ownership by
Trading Index, Residence Type and FSA**



Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
M1	3159	46	0.0	80	9.59	150	15.70	152	15.46	467	20.99	886	31.25	1091	55.04	287	85.89
M2	1005	26	0.0	32	22.09	72	14.27	52	15.66	155	41.66	288	53.48	290	58.67	90	102.78
M3A	151	1	0.0	2	16.20	11	12.63	6	14.66	13	20.35	41	34.84	54	56.77	23	84.93
M3B	316	4	0.0	10	11.02	25	14.20	19	13.34	57	25.19	88	32.71	92	55.09	21	85.73
M4	4317	82	0.0	155	14.68	239	24.09	226	26.19	752	31.89	1280	39.47	1273	61.85	310	93.74
M5	907	22	0.0	35	11.63	39	20.84	47	21.08	142	32.82	279	50.30	275	70.20	68	99.65
M6	4305	73	0.0	190	20.91	273	22.98	270	23.79	820	30.67	1304	39.63	1145	65.67	230	111.10
M8	666	7	0.0	13	11.79	40	16.91	37	24.06	114	46.75	214	32.20	194	52.71	47	86.84
M9	921	18	0.0	18	14.79	49	15.08	56	20.36	128	22.73	271	30.80	306	54.30	75	74.71
TOTAL	15,747	279	0.0	535	16.25	898	20.20	865	21.81	2648	30.21	4651	38.46	4720	60.44	1151	94.46

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS							
FSA																
M1	1119	19	0.0	16.64	40	15.33	46	22.22	125	20.78	294	35.21	477	65.80	82	100.33
M2	479	8	0.0	22.45	25	15.21	20	13.79	63	15.03	139	32.72	168	62.48	39	95.84
M3A	55	3	0.0	12.90	4	15.92	4	24.29	3	41.64	16	36.58	20	68.65	4	98.36
M3B	214	5	0.0	25.56	13	26.24	20	32.05	45	35.79	66	42.09	52	67.58	5	114.91
M4	106	3	0.0	45.61	8	32.41	1	22.73	10	21.48	35	24.46	39	57.88	6	87.47
M5	22	0	.	.	0	.	0	.	5	23.28	7	25.67	7	30.16	3	35.22
M6	45	1	0.0	8.62	1	6.44	4	12.06	9	23.60	10	23.96	18	62.77	1	103.64
M8	3	0	.	.	0	.	0	.	1	16.90	1	18.82	1	-10.53	0	.
M9	253	8	0.0	11.69	14	23.80	15	40.41	29	27.82	74	40.46	88	64.01	15	100.76
TOTAL	2,296	47	0.0	19.56	105	19.02	110	24.67	290	22.92	642	35.13	870	64.36	155	97.92

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
M1	695	11	0.0	29	19.17	51	18.51	30	16.89	101	23.21	188	32.64	240	60.31	45	86.70
M2	338	6	0.0	27	8.93	18	21.81	22	10.22	46	25.76	92	34.87	98	60.88	29	101.48
M3A	281	3	0.0	26	12.42	23	14.79	23	18.76	56	18.84	65	38.53	75	61.25	10	97.60
M3B	195	9	0.0	16	5.76	17	26.08	15	26.16	38	23.99	58	35.57	38	64.33	4	108.53
M4	205	10	0.0	16	-23	16	14.74	13	14.90	27	16.18	53	31.99	61	55.55	9	91.22
M5	302	11	0.0	19	15.72	6	15.18	13	9.79	45	21.44	90	25.59	89	35.51	29	62.26
M6	240	6	0.0	18	9.40	14	9.81	22	14.40	45	20.99	50	29.95	68	54.49	17	75.29
M8	78	3	0.0	10	22.51	5	26.51	2	77.27	15	33.65	20	33.50	20	45.83	3	47.40
M9	476	13	0.0	26	17.67	40	17.71	29	14.80	70	23.92	137	32.47	128	62.96	33	98.57
TOTAL	2,810	72	0.0	187	12.62	190	18.03	169	16.43	443	22.62	753	32.57	817	57.17	179	86.91

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
MIB	504	3	0.0	15	4.23	23	9.09	26	14.71	78	18.29	146	32.05	184	57.61	29	82.41
MIC	136	3	0.0	1	26.67	7	21.75	2	1.98	24	20.67	42	24.50	43	52.76	14	79.32
MIE	172	2	0.0	5	.42	5	59.75	3	10.51	19	15.80	68	35.27	57	57.99	13	75.51
MIG	138	2	0.0	3	17.99	9	3.01	10	12.45	22	21.96	38	30.70	42	50.31	12	77.84
MIH	82	2	0.0	1	144.27	3	13.63	6	17.05	15	20.46	20	24.90	26	50.93	9	62.80
MIJ	94	0	.	1	0.0	6	15.82	8	16.93	14	21.85	30	25.77	25	51.01	10	69.59
MIK	252	4	0.0	7	12.86	11	19.35	16	16.67	39	22.75	68	34.41	83	51.74	24	93.89
MIL	180	5	0.0	5	2.25	10	17.02	6	18.86	30	24.95	54	34.19	56	57.99	14	88.56
MIM	106	4	0.0	4	6.59	3	20.02	5	8.48	13	44.47	28	55.79	34	51.83	15	86.34
MIN	292	2	0.0	6	31.70	19	15.23	15	14.72	58	23.12	84	27.32	90	53.40	18	94.90
MIP	97	3	0.0	0	.	3	11.72	4	10.45	13	22.98	32	25.36	32	56.20	10	92.46
MIR	133	1	0.0	0	.	7	11.27	12	23.74	13	33.80	29	29.53	53	46.39	18	79.48
MIS	223	4	0.0	5	12.02	11	11.64	4	9.64	32	15.33	56	31.43	91	73.24	20	87.77
MIT	95	2	0.0	4	-.77	6	16.63	4	7.14	9	16.10	24	25.37	39	49.03	7	73.53
MIV	430	3	0.0	18	7.05	19	19.34	24	10.55	52	20.85	108	28.77	157	50.82	49	98.61
MIW	225	6	0.0	5	-5.08	8	11.34	7	40.05	36	13.13	59	33.20	79	53.66	25	80.75
INDEX	3159	46	0.0	80	9.59	150	15.70	152	15.46	467	20.99	886	31.25	1091	55.04	287	85.89

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS							
FSA	172	6	5	8.97	5	12.12	9	16.55	24	19.22	47	38.98	65	65.74	11	107.71
MIB	12	1	0	0	0	0	0	0	0	0	8	35.47	2	52.64	1	68.25
MIC	232	5	6	8.00	4	15.47	12	27.87	17	18.55	52	35.52	127	70.66	9	102.55
MIE	21	0	0	0	1	-2.53	2	17.02	1	23.76	7	21.44	7	72.47	3	97.10
MIG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIH	17	0	0	0	0	0	0	0	1	59.32	5	38.29	9	66.59	2	90.13
MIJ	7	0	0	0	0	0	1	15.65	1	13.46	2	45.63	1	122.63	2	87.53
MIK	4	0	0	0	0	20.60	0	0	1	16.99	1	9.73	0	0	1	70.59
MIL	34	0	0	0	0	0	1	29.09	5	14.32	7	34.93	17	66.55	4	110.69
MIM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIN	59	1	1	21.25	3	14.00	0	0	11	27.34	16	34.01	19	66.52	8	104.38
MIP	10	0	0	0	0	0	0	0	2	28.62	1	80.82	7	67.23	0	0
MIR	30	0	1	-7.45	2	11.94	1	41.84	0	0	6	27.67	14	48.18	6	83.10
MIS	130	1	2	17.70	3	14.00	7	14.77	18	22.34	35	40.15	52	64.42	12	112.87
MIT	97	1	4	14.03	2	16.18	2	23.62	17	13.29	30	31.01	34	62.12	7	95.17
MIV	294	4	17	23.59	19	17.49	11	24.31	27	24.05	77	33.44	123	63.43	16	96.07
INDEX	1119	19	36	16.64	40	15.33	46	22.22	125	20.78	294	35.21	477	65.80	82	100.33

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA	67	1	2	5	3	11	19	21	5
MIB	0	0	0	0	0	0	0	0	0
MIC	0	0	0	0	0	0	0	0	0
MIE	44	0	1	10.08	2	5.63	13	20	4
MIG	0	0	0	0	0	0	0	0	0
MIH	1	0	0	0	0	0	0	0	1
MIJ	52	2	2	9.76	4	21.54	13	12	4
MIK	85	1	2	14.64	1	20.73	18	40	15
MIL	0	0	0	0	0	0	0	0	0
MIM	27	0	2	17.89	3	4.59	7	10	0
MIN	0	0	0	0	0	0	0	0	0
MIP	103	1	8	19.93	14	19.42	30	25	1
MIR	4	0	0	0	0	0	0	0	0
MIS	46	3	1	31.05	2	7.66	2	1	0
MIT	53	1	4	17.22	2	14.71	9	13	5
MIV	31	0	1	25.52	5	13.60	19	14	1
MIW	182	2	6	19.94	15	19.05	11	7	1
INDEX	695	11	29	19.17	51	18.51	188	240	45

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA	139	2	0.0	3	119.29	7	10.91	1	18.04	12	27.56	49	30.31	50	51.31	15	79.17
M2H	124	6	0.0	4	9.73	3	16.45	6	9.94	16	38.29	33	29.41	42	50.89	14	78.81
M2J	52	1	0.0	2	18.82	2	5.13	2	27.68	7	35.66	13	29.81	17	45.43	8	75.46
M2K	59	4	0.0	2	-30.77	2	20.77	7	15.64	10	25.23	14	68.63	13	40.66	7	77.45
M2L	160	5	0.0	7	14.40	14	10.50	4	19.23	27	51.07	47	64.83	42	62.30	14	77.20
M2M	302	4	0.0	10	13.33	33	18.05	25	16.13	51	46.74	90	75.96	71	75.06	18	191.08
M2N	45	0	.	2	32.91	3	11.50	2	13.52	12	88.48	12	52.84	12	84.30	2	74.28
M2P	124	4	0.0	2	17.05	8	9.07	5	12.98	20	9.38	30	36.03	43	47.76	12	95.41
M2R	1005	26	0.0	32	22.09	72	14.27	52	15.66	155	41.66	288	53.48	290	58.67	90	102.78
INDEX																	

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA	155	2	2	25.48	7	18.63	5	16.96	15	20.07	46	40.30	61	68.50	17	103.55	
M2H	206	2	0.0	7	15.03	10	22.02	6	17.88	28	21.91	57	34.84	81	62.35	15	101.04
M2J	1	0	.	0	.	0	.	0	.	0	.	0	.	0	.	1	44.44
M2K	12	4	0.0	2	36.50	1	2.35	1	22.52	2	35.83	2	9.27	0	.	0	.
M2L	7	0	.	0	.	0	.	2	11.95	1	11.58	3	46.00	1	103.29	0	.
M2M	14	0	.	1	62.68	1	-41.75	1	9.02	1	.36	5	16.54	3	12.84	2	79.87
M2N	12	0	.	1	19.65	1	12.50	0	.	0	.	5	3.94	3	40.39	2	73.27
M2P	72	0	.	4	17.53	5	11.28	5	5.67	16	-3.22	21	21.42	19	52.85	2	55.64
M2R	479	8	0.0	17	22.45	25	15.21	20	13.79	63	15.03	139	32.72	168	62.48	39	95.84
INDEX																	

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA	48	1	0.0	2	9.49	4	12.07	3	6.74	6	22.63	12	47.95	15	64.09	5	125.85
M2H	173	0	.	10	16.87	10	22.16	11	14.99	20	24.60	57	35.44	51	64.48	14	109.29
M2J	1	0	.	0	.	0	.	0	.	0	.	0	.	0	.	1	70.63
M2K	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M2L	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M2M	26	0	.	0	.	3	18.69	0	.	3	10.48	8	33.00	9	55.50	3	95.87
M2N	71	4	0.0	14	2.83	1	66.76	6	4.37	10	41.73	13	22.36	18	51.43	5	70.45
M2P	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M2R	19	1	0.0	1	13.76	0	.	2	6.79	7	15.48	2	28.90	5	58.23	1	73.17
INDEX	338	6	0.0	27	8.93	18	21.81	22	10.22	46	25.76	92	34.87	98	60.88	29	101.48

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
M3A	77	1	0.0	2	16.20	5	7.44	5	16.10	2	10.52	25	30.78	24	53.76	13	85.71
M3B	55	0	.	0	.	3	5.87	1	7.44	9	23.46	13	42.50	23	60.88	6	83.31
M3C	19	0	.	0	.	3	28.02	0	.	2	16.19	3	35.40	7	53.57	4	84.79
INDEX	151	1	0.0	2	16.20	11	12.63	6	14.66	13	20.35	41	34.84	54	56.77	23	84.93

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA	26	1	0.0	1	12.90	1	-1.45	2	18.94	1	43.64	7	37.02	11	68.23	2	102.77
M3A																	
M3B	7	0	.	1	5.42	1	17.35	0	.	3	26.49	1	30.45	1	64.06	1	123.83
M3C	22	2	0.0	0	.	2	29.85	1	41.94	2	40.64	6	41.11	8	73.99	1	123.83
INDEX	55	3	0.0	1	12.90	4	15.92	4	24.29	3	41.64	16	36.58	20	68.65	4	98.36

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
M3A	28	0	.	.	0	3	14.72	2	9.39	1	4.55	12	30.84	7	59.33	3	83.79
M3B	0	0	.	.	0	0	.	0	.	0	.	0	.	0	.	0	.
M3C	253	3	0.0	26	12.42	20	14.80	21	19.65	55	19.10	53	40.27	68	61.45	7	103.53
INDEX	281	3	0.0	26	12.42	23	14.79	23	18.76	56	18.84	65	38.53	75	61.25	10	97.60

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS						
FSA	141	2	8	15	15.05	8	.07	31	30.07	38	32.75	32	57.10	7	97.82
M3H	31	0	0	1	23.94	5	14.38	3	17.46	11	20.97	7	51.40	4	83.02
M3J	11	0	0	1	4.97	1	22.88	0	.	5	32.72	1	80.95	3	81.66
M3K	30	0	1	0	27.78	0	.	4	21.92	5	21.54	19	48.59	1	61.44
M3L	42	2	1	4	10.54	2	45.85	10	22.17	12	49.46	9	56.57	2	72.76
M3M	61	0	0	4	14.51	3	22.16	9	15.79	17	31.65	24	57.00	4	82.90
INDEX	316	4	10	25	14.20	19	13.34	57	25.19	88	32.71	92	55.09	21	85.73

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA									
M3H	1	0	0	0	0	0	1	0	0
M3J	46	1	2	1	2	10	18	10	2
M3K	0	0	0	0	0	0	0	0	0
M3L	9	0	0	0	0	1	2	4	2
M3M	9	0	1	1	0	2	2	3	0
M3N	149	4	5	11	18	32	43	35	1
INDEX	214	5	8	13	20	45	66	52	5
		0.0	25.56	26.24	32.05	35.79	42.09	67.58	114.91

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

[illegible]

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SALE DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS						
FSA	15	1	0.0	.	0	1	10.00	2	13.06	2	21.34	6	56.44	3	98.88
M4A	87	1	0.0	3	9.95	8	10.31	8	12.92	20	31.58	35	57.59	6	74.06
M4B	655	7	0.0	27	12.27	46	22.24	38	20.90	120	26.42	207	35.02	179	62.07
M4C	410	17	0.0	16	19.19	19	14.80	20	20.17	52	28.91	109	40.22	123	58.13
M4E	89	1	0.0	1	-35.35	3	60.56	0	.	13	25.69	26	37.17	40	63.71
M4G	610	13	0.0	21	12.69	41	24.45	28	23.42	118	28.81	171	39.59	180	66.56
M4J	366	2	0.0	14	17.07	16	19.89	23	42.57	60	28.90	113	45.28	114	62.81
M4K	737	6	0.0	22	28.91	43	23.54	41	31.47	136	29.93	238	35.16	205	63.41
M4L	592	8	0.0	16	16.13	36	21.02	36	24.53	133	29.21	176	39.25	155	58.76
M4M	121	7	0.0	7	25.43	2	20.21	5	4.21	18	40.69	30	58.20	36	60.97
M4P	73	1	0.0	4	11.52	2	20.72	2	13.13	13	75.73	23	32.67	21	44.86
M4R	87	1	0.0	4	3.04	2	17.23	3	12.56	10	67.65	28	46.88	33	67.68
M4S	174	4	0.0	3	18.32	12	23.83	11	36.19	25	60.74	50	50.61	53	70.36
M4T	66	2	0.0	2	9.91	3	132.85	0	.	9	71.91	25	50.35	21	52.62
M4V	98	4	0.0	6	-13.17	6	33.51	3	23.51	20	20.93	21	31.05	30	58.48
M4W	55	5	0.0	3	0.0	2	2.73	2	58.54	6	53.98	17	59.42	14	51.81
M4X	62	2	0.0	4	0.0	0	.	4	32.19	7	60.31	18	32.20	20	69.34
M4Y	20	0	.	2	5.43	0	.	1	22.35	2	15.46	6	40.68	8	32.37
INDEX	4317	82	0.0	155	14.68	239	24.09	226	26.19	752	31.89	1280	39.47	1273	61.85
														310	93.74

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA								
M4A	3	0	1	0	0	1	0	1
M4B	5	0	0	0	1	1	3	0
M4C	8	0	2	1	1	3	1	0
M4E	1	0	0	0	0	1	0	0
M4G	0	0	0	0	0	0	0	0
M4J	0	0	0	0	0	0	0	0
M4K	6	0	0	0	0	4	2	0
M4L	41	1	1	0	3	12	20	3
M4H	22	2	2	0	4	9	4	0
M4N	3	0	0	0	0	0	1	1
M4P	2	0	0	0	0	0	1	0
M4R	0	0	0	0	0	0	0	0
M4S	0	0	0	0	0	0	0	0
M4T	1	0	0	0	0	1	0	0
M4V	6	0	2	0	1	0	2	1
M4W	6	0	0	0	0	2	4	0
M4X	2	0	0	0	0	1	1	0
M4Y	0	0	0	0	0	0	0	0
INDEX	106	3	8	1	10	35	39	6
		0.0	45.61	22.73	21.48	24.46	57.88	87.47

All Transactions between 1985 and 1987

Ministry of Housing Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH		2 MONTHS		3 MONTHS		4-6 MONTHS		7-12 MONTHS		1-2 YEARS		2-3 YEARS		
FSA	24	1	0.0	0	.	1	12.24	0	.	1	8.29	11	38.22	8	71.75	2	98.32
M4A	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M4B	77	2	0.0	6	3.74	6	7.32	7	14.92	11	18.93	23	31.39	19	59.64	3	120.46
M4C	5	0	.	0	.	0	.	1	4.08	2	22.72	1	23.81	1	38.40	0	.
M4E	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M4G	1	0	.	0	.	0	.	0	.	0	.	0	.	1	62.50	0	.
M4J	7	1	0.0	0	.	1	24.02	0	.	0	.	1	90.47	4	37.67	0	.
M4K	1	0	.	0	.	0	.	1	29.46	0	.	0	.	0	.	0	.
M4L	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M4H	10	0	.	0	.	3	39.49	0	.	2	5.28	2	30.40	1	51.68	2	84.14
M4N	1	0	.	0	.	1	-9.84	0	.	0	.	0	.	0	.	0	.
M4P	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M4R	3	1	0.0	2	4.68	0	.	0	.	0	.	0	.	0	.	0	.
M4S	2	0	.	0	.	1	10.69	0	.	0	.	1	47.68	0	.	0	.
M4T	17	4	0.0	1	-26.36	1	-41.18	0	.	1	86.81	0	.	10	40.77	0	.
M4V	18	0	.	2	0.0	0	.	1	6.45	4	3.97	5	16.55	5	35.85	1	25.25
M4W	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M4X	39	1	0.0	5	-1.81	2	38.76	3	16.41	6	10.28	9	27.53	12	65.92	1	69.46
INDEX	205	10	0.0	16	-23	16	14.74	13	14.90	27	16.18	53	31.99	61	55.55	9	91.22

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA	146	1	0.0	2	9.53	6	24.03	7	10.97	20	24.41	34	52.01	58	60.38	18	91.62
M5A	12	2	0.0	1	0.0	0	.	2	41.12	0	.	2	16.92	4	48.00	1	61.54
M5B	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M5C	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M5E	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M5H	1	0	.	0	.	0	.	0	.	0	.	0	.	1	31.89	0	.
M5J	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.	0	.
M5M	285	4	0.0	12	13.01	10	12.40	17	22.74	39	37.03	101	59.42	80	66.96	22	89.98
M5N	71	6	0.0	6	27.67	3	22.78	3	4.38	13	52.05	21	42.53	15	58.20	4	90.30
M5P	88	2	0.0	1	0.0	6	29.70	4	26.27	18	21.38	21	42.67	26	77.13	10	97.37
M5R	169	7	0.0	9	4.26	6	21.37	9	18.76	31	35.47	56	43.12	47	72.83	4	85.91
M5S	62	0	.	1	40.91	3	17.28	4	35.88	12	24.07	19	46.29	18	79.27	5	170.68
M5T	56	0	.	2	-23.61	2	20.85	1	14.60	6	29.81	24	46.36	17	79.37	4	138.47
M5V	17	0	.	1	33.77	3	25.37	0	.	3	33.14	1	34.38	9	127.22	0	.
INDEX	907	22	0.0	35	11.63	39	20.84	47	21.08	142	32.82	279	50.30	275	70.20	68	99.65

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA									
MSA	10	0	0	0	0	3	27.19	4	31.46
MSB	2	0	0	0	0	1	17.47	0	0
MSC	1	0	0	0	0	0	0	0	0
MSD	0	0	0	0	0	0	0	0	0
MSH	0	0	0	0	0	0	0	0	0
MSJ	1	0	0	0	0	1	17.35	0	0
MSK	3	0	0	0	0	0	0	2	31.31
MSL	0	0	0	0	0	0	0	0	0
MSM	0	0	0	0	0	0	0	0	0
MSN	0	0	0	0	0	0	0	0	0
MSO	2	0	0	0	0	0	0	0	0
MSR	0	0	0	0	0	0	0	0	0
MSS	0	0	0	0	0	0	0	0	0
MSU	3	0	0	0	0	0	0	1	18.75
MSV	0	0	0	0	0	0	0	0	0
INDEX	22	0	0	0	0	5	23.28	7	25.67
								7	30.16
								3	35.22

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS						
FSA	15	0	.	0	.	1	11.79	6	32.16	4	29.15	3	15.73	1	48.28
MSA	37	3	0.0	3	5.75	2	37.05	3	20.61	14	25.34	5	42.89	4	57.66
MSB	5	0	.	0	.	0	.	0	.	2	16.72	3	18.78	0	.
MSC	34	1	0.0	0	.	0	-31.61	4	14.17	9	5.56	13	16.21	5	36.77
MSE	0	0	0	0	0	0	.	0	.	0	.	0	.	0	.
MSH	117	2	0.0	8	23.30	3	2.51	4	17.91	19	18.75	35	30.30	36	76.42
MSJ	9	0	.	0	.	0	.	0	.	2	25.49	3	59.91	4	42.16
MSK	5	0	.	4	5.82	0	.	0	.	1	-4.29	0	.	0	.
MSL	4	0	.	3	23.92	0	.	0	.	0	.	1	39.34	0	.
MSR	22	1	0.0	0	.	1	9.43	1	10.27	3	37.08	5	41.11	9	35.47
MSS	20	0	.	0	.	0	.	2	17.48	4	25.28	6	7.80	6	36.63
MST	34	4	0.0	1	0.0	0	.	0	.	3	17.92	12	21.29	9	34.96
MSV	0	0	.	0	.	0	.	0	.	0	.	0	.	0	.
INDEX	302	11	0.0	19	15.72	6	15.18	13	9.79	45	21.44	90	25.59	89	35.51
														29	62.26

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS							
FSA																
M6A	44	0	7	14.36	4	14.12	2	12.52	10	10.69	9	38.83	11	50.78	1	114.29
M6B	89	3	3	15.12	8	19.64	4	15.72	16	27.26	29	67.37	21	77.66	5	98.39
M6C	255	8	12	21.26	13	24.56	19	20.54	47	30.66	67	41.54	68	66.90	21	101.44
M6E	624	9	24	19.16	37	18.16	26	29.23	128	27.01	204	38.72	159	61.83	37	108.94
M6G	366	13	14	25.69	20	19.90	26	21.85	63	32.57	108	35.79	95	85.74	17	115.84
M6H	655	8	28	34.92	51	27.23	41	23.50	133	31.15	213	38.68	151	61.18	30	131.33
M6J	272	3	17	12.31	15	14.80	15	22.48	46	27.04	75	44.02	86	63.55	15	117.87
M6K	259	2	10	15.24	17	28.06	12	26.46	57	32.27	85	52.57	70	70.80	6	133.71
M6L	37	0	1	0.0	2	16.00	4	20.92	6	21.33	12	73.70	11	36.34	1	72.65
M6M	234	1	8	17.91	16	18.92	12	20.93	35	27.08	70	35.80	79	58.66	13	113.44
M6N	500	6	25	19.86	33	24.13	30	27.30	83	30.17	152	33.24	142	66.82	29	100.92
M6P	430	7	19	17.51	36	24.78	34	25.05	91	32.16	114	40.23	107	65.36	22	100.43
M6R	319	7	13	15.59	16	30.71	24	23.35	72	32.45	94	36.20	76	68.57	17	110.08
M6S	221	6	9	26.46	5	13.50	21	20.60	33	48.20	72	33.09	69	59.27	6	98.85
INDEX	4305	73	190	20.91	273	22.98	270	23.79	820	30.67	1304	39.63	1145	65.67	230	111.10

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA									
M6A	5	0	0	1	0	0	1	1	2
M6B	60	1	3	5	10	15.07	17	28.50	2
M6C	2	0	0	1	1	-3.61	0	45.10	3
M6E	0	0	0	0	0	0	0	0	0
M6G	2	0	1	0	0	0	0	0	0
M6H	0	0	0	0	0	0	0	0	0
M6J	0	0	0	0	0	0	0	0	0
M6K	0	0	0	0	0	0	0	0	0
M6L	0	0	0	0	0	0	0	0	0
M6M	102	2	10	4	6	18.44	23	60.21	2
M6N	33	1	2	1	2	7.46	6	51.29	3
M6P	14	1	0	1	2	15.29	2	47.51	2
M6R	0	0	0	0	0	0	0	0	0
M6S	22	1	2	1	1	13.50	1	55.88	5
INDEX	240	6	18	14	22	14.40	50	54.49	17

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
MBV	290	4	0.0	3	-5.47	20	21.13	16	26.75	49	76.10	92	32.36	83	52.50	23	99.28
MBW	176	0	.	5	12.05	8	18.37	8	24.69	39	20.53	62	31.51	43	48.70	11	76.24
MBX	42	1	0.0	0	.	3	7.76	1	44.04	7	24.22	8	31.56	18	62.60	4	76.08
MBY	86	1	0.0	4	23.71	3	9.85	8	16.86	15	35.62	24	38.02	28	48.66	3	64.45
MBZ	72	1	0.0	1	14.58	6	8.96	4	21.39	4	23.94	28	28.39	22	58.39	6	77.00
INDEX	666	7	0.0	13	11.79	40	16.91	37	24.06	114	46.75	214	32.20	194	52.71	47	86.84

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA									
MSV	0	0	.	0	.	0	0	0	.
MSW	2	0	.	0	.	1	18.82	0	0
MSX	1	0	.	0	.	0	.	1	-10.53
MSY	0	0	.	0	.	0	0	0	0
MSZ	0	0	.	0	.	0	0	0	0
INDEX	3	0	.	0	.	1	16.90	1	-10.53

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Apartment Condo All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA									
MBW	49	0	1	2	0	10	14	19	3
MBM	26	3	9	3	2	5	4	0	0
MBX	3	0	0	0	0	0	2	1	0
MBY	0	0	0	0	0	0	0	0	0
MBZ	0	0	0	0	0	0	0	0	0
INDEX	78	3	10	5	2	15	20	20	3
		0.0	22.51	26.51	77.27	33.65	33.50	45.83	47.40

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Single Residence All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS								
FSA																	
M9A	84	2	0.0	1	76.21	5	20.76	8	10.05	17	35.89	22	42.75	20	65.42	9	70.06
M9B	72	2	0.0	1	20.80	5	28.31	6	19.54	12	21.46	20	33.74	18	44.67	8	57.36
M9C	109	3	0.0	3	1.38	2	26.16	2	15.62	14	19.70	35	22.89	39	54.99	11	64.13
M9L	49	1	0.0	1	5.90	4	11.36	1	15.82	5	37.90	19	27.46	16	57.10	2	99.70
M9M	74	0	.	0	.	3	24.39	5	19.18	6	13.23	22	22.19	29	56.07	9	87.60
M9N	93	2	0.0	0	.	2	16.79	6	22.70	14	25.09	32	28.43	28	57.76	9	80.16
M9P	67	2	0.0	1	9.33	7	18.69	5	29.32	11	22.98	13	58.53	21	59.06	7	85.03
M9R	56	0	.	2	21.08	1	33.85	8	11.73	10	16.27	14	19.24	17	49.54	4	55.90
M9V	210	6	0.0	7	16.79	11	6.60	14	29.31	29	18.06	67	31.46	69	53.36	7	84.09
M9W	107	0	.	2	-4.87	9	5.74	1	12.55	10	20.67	27	32.32	49	49.76	9	76.84
INDEX	921	18	0.0	18	14.79	49	15.08	56	20.36	128	22.73	271	30.80	306	54.30	75	74.71

All Transactions between 1985 and 1987

All Transactions between 1985 and 1987

Ministry of Housing
Trading Index by Duration of Ownership

Townhouse All FSA Areas

	n	SAME DAY	1 MONTH	2 MONTHS	3 MONTHS	4-6 MONTHS	7-12 MONTHS	1-2 YEARS	2-3 YEARS
FSA									
H9A	1	0	0	0	0	0	0	1	0
H9B	31	2	3	4	2	2	7	10	1
H9C	27	0	1	0	0	3	10	12	1
H9L	1	0	0	0	0	1	0	0	0
H9M	5	0	0	0	1	0	1	3	0
H9N	0	0	0	0	0	0	0	0	0
H9P	4	0	0	0	0	0	2	1	1
H9R	5	0	0	0	0	2	0	2	1
H9V	163	6	6	9	12	17	48	55	10
H9W	16	0	0	1	0	4	6	4	1
INDEX	253	8	10	14	15	29	74	88	15
		0.0	11.69	23.80	40.41	27.82	40.46	64.01	100.76

All Transactions between 1985 and 1987

All Transactions between 1985 and 1987

Apartment Condo All FSA Areas